

As Introduced

**131st General Assembly
Regular Session
2015-2016**

S. B. No. 364

Senator Peterson

A BILL

To authorize the conveyance of, and the granting of 1
perpetual easements to, state-owned real 2
property. 3

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:

Section 1. (A) The Governor may execute a deed in the name 4
of the state conveying to the Board of County Commissioners of 5
Clark County, Ohio, and to its successors and assigns, all of 6
the state's right, title, and interest in the following 7
described real estate: 8

Description of 2.82 Acres 9

Situated in the State of Ohio, County of Clark, Township 10
of Springfield, and described as follows: 11

Being part of the northwest quarter of Section 3, Township 12
5, Range 9, and part of the northeast quarter of Section 9, 13
Township 5, Range 9, between the Miami Rivers Survey. 14

Beginning at a point in the centerline of the Laybourne 15
Road, North 85° 27' West, 370.0 feet from the intersection of 16
said centerline with the centerline of State Route 70 17
(Springfield and Washington C.H. Road); 18

Thence, with the centerline of Laybourne Road, North 85°	19
57' West, 650.0 feet;	20
Thence, North 29° 46' East, 248.63 feet to a pipe;	21
Thence, North 54° 27' East, 180.0 feet to a pipe;	22
Thence, South 80° 33' East, 134.22 feet to a pipe;	23
Thence, South 35° 33' East, 423.24 feet to the place of	24
beginning, containing 3.20 Acres.	25
Excepting therefrom:	26
Situated in the Township of Springfield, County of Clark,	27
State of Ohio, and in Sections 3 and 9, Town 5 East, Range 9	28
North, and bounded and described as follows:	29
PARCEL NO. 12 WL	30
Being part of the northwest quarter of Section 3 and part	31
of the northeast quarter of Section 9 and a triangular shaped	32
piece off the southeast corner of the Grantor's tract in Section	33
3 and more completely described as follows:	34
Beginning at the Grantor's southeast corner, said point	35
being on the half section line and 185.90 feet left of Station	36
959+57.98 on the centerline of U.S. 40 and bearing N. 84° 15'	37
10" W., 223.76 feet from the intersection of the half section	38
line with the centerline of U.S. 40 at Station 960+82.52;	39
Thence, N. 84° 15' 10" W., 189.30 feet along the Grantor's	40
south line and half section line to a point 342.77 feet radially	41
left of Station 958+48.47 and passing 245.84 feet left of P.T.	42
Station 959+17.82;	43
Thence, N. 4° 53' 59" E., 233.11 feet to a point on the	44
Grantor's east line 475.76 feet left of Station 960+44.34;	45

Thence S. 33° 50' 30" E., 302.45 feet along the Grantor's east line to the point of beginning. 46
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Contains 0.38 acres, more or less, excluding 0.12 acres of right-of-way previously occupied by Laybourne Road. 48
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Said stations being station number as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio. 50
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Prior Deed Reference: Vol. 452 Pg. 645 53

Auditor's Parcel Number: 30507000090001024 54

The foregoing legal description may be corrected or modified by the Department of Administrative Services as necessary in order to facilitate the recording of the deed. 55
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(B) (1) The conveyance from the state to the grantee includes all improvements and chattels currently situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record; all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. The real estate shall be conveyed in an "as-is, where-is, with all faults" condition. 58
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(2) The deed may contain restrictions, exceptions, reservations, reversionary interests, or other terms and conditions the Director of Administrative Services determines to be in the best interest of the state. 66
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(3) Subsequent to the conveyance, any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed may be released by the state or the Ohio Adjutant General's Department without the 70
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necessity of further legislation. 74

(C) Consideration for the conveyance of the real estate 75
described in division (A) of this section is \$125,000. 76

The Director of Administrative Services and the Board of 77
County Commissioners of Clark County, Ohio, shall execute a real 78
estate purchase agreement in a form prescribed by the Department 79
of Administrative Services setting forth the terms and 80
conditions of the subject conveyance. If the Board of County 81
Commissioners of Clark County, Ohio, does not complete the 82
purchase of the real estate within the time period provided in 83
the real estate purchase agreement, the Director of 84
Administrative Services may use any reasonable method of sale 85
considered acceptable by the Ohio Adjutant General's Department 86
to convey the real estate to an alternate grantee not later than 87
three years after the effective date of this section. 88

(D) The real estate described in division (A) of this 89
section shall be sold as an entire tract and not in parcels. 90

(E) Grantee shall pay all costs associated with the 91
purchase, closing, and conveyance of the real estate, including 92
surveys, title evidence, title insurance, transfer costs and 93
fees, recording costs and fees, taxes, and any other fees, 94
assessments, and costs that may be imposed in connection with 95
this conveyance. 96

The net proceeds of the sale shall be deposited into the 97
state treasury to the credit of the Armory Improvements Fund in 98
accordance with section 5911.10 of the Revised Code. 99

(F) Upon receipt of written notice from the Director of 100
Administrative Services, the Auditor of State, with the 101
assistance of the Attorney General, shall prepare a deed 102

conveying title to the real estate described in division (A) of 103
this section to the grantee. The deed shall state the 104
consideration and shall be executed by the Governor in the name 105
of the state, countersigned by the Secretary of State, sealed 106
with the Great Seal of the State, presented in the Office of the 107
Auditor of State for recording, and delivered to the grantee. 108
The grantee shall present the deed for recording in the Office 109
of the Clark County Recorder. 110

(G) This section expires three years after its effective 111
date. 112

Section 2. (A) The Governor may execute a deed in the name 113
of the state conveying to Mucci Farms, Ltd. or its affiliates 114
("Grantee") and its heirs, successors, and assigns, all of the 115
state's right, title, and interest in the following described 116
real estate: 117

Situated in the Township of Huron, County of Erie, State 118
of Ohio, and is described as follows: 119

Parcel 1 120

Situated in the County of Erie in the State of Ohio, and 121
in the Township of Huron and bounded and described as follows: 122

Being the North 1/2 of Lot Number Twenty-one (21) in 123
Section Number 2, containing 55.55 acres, more or less. 124

Parcel 2 125

Situated in the Township of Huron, County of Erie and 126
State of Ohio: 127

The West Thirty (30) acres of the East Forty (40) acres 128
the South One-half (1/2) of original Lot Number Twenty-one (21), 129
in Section Number Two (2), in Huron Township, Erie County, Ohio. 130

Parcel 3	131
Situated in the Township of Huron, County of Erie and State of Ohio:	132 133
And being the East Ten (10) acres of the South One-half (1/2) of Lot Number Twenty-One (21) in Section Number Two (2) of said Township. Containing Ten acres, more or less.	134 135 136
Property Address: Rye Beach Road, Huron, OH 44839	137
Parcel No.: 39-67001.000 and 39-67002.000 and 39-67003.000	138
Prior Instrument References:	139
Deed Book 373, Page 269, Deed Book 373, Page 275, Deed Book 373, Page 264	140 141
The foregoing legal description may be corrected or modified by the Department of Administrative Services as necessary in order to facilitate the recording of the deed.	142 143 144
(B) (1) The conveyance includes any improvements and chattels situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record: all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. The real estate shall be conveyed in an "as-is, where-is, with all faults" condition.	145 146 147 148 149 150 151 152
(2) The deed for the conveyance of the real estate may contain restrictions, exceptions, reservations, reversionary interests, or other terms and conditions the Director of Administrative Services determines to be in the best interest of the state.	153 154 155 156 157

(3) Subsequent to the conveyance, any restrictions, 158
exceptions, reservations, reversionary interests, or other terms 159
and conditions contained in the deed may be released by the 160
state or Bowling Green State University without the necessity of 161
further legislation. 162

(C) Consideration for the conveyance of the real estate 163
described in division (A) of this section is \$730,957.50 or 164
\$7,650.00 per acre. 165

The Director of Administrative Services shall offer the 166
real estate to Mucci Farms, Ltd. through a real estate purchase 167
agreement. If Mucci Farms, Ltd. does not complete the purchase 168
of the real estate within the time period provided in the real 169
estate purchase agreement, the Director of Administrative 170
Services may use any reasonable method of sale considered 171
acceptable by Bowling Green State University to determine an 172
alternate grantee willing to complete the purchase not later 173
than three years after the effective date of this section. In 174
that case, consideration for the conveyance of the real estate 175
shall be at a price acceptable to the Director of Administrative 176
Services and Bowling Green State University. Bowling Green State 177
University shall pay all advertising costs, additional fees, and 178
other costs incident to the sale of the real estate to an 179
alternate grantee or grantees. 180

(D) The real estate described in division (A) of this 181
section may be sold as an entire tract or in separate or 182
multiple parcels. 183

(E) All costs associated with the purchase, the closing, 184
and the conveyance of the subject real property shall be paid by 185
the grantee and Bowling Green State University in the manner 186
stated in the real estate purchase agreement. 187

The net proceeds of the sale shall be paid to Bowling 188
Green State University and deposited in the appropriate 189
university account for the benefit of Bowling Green State 190
University. 191

(F) Upon payment of the purchase price, the Auditor of 192
State, with the assistance of the Attorney General, shall 193
prepare a deed to the real estate described in division (A) of 194
this section. The deed shall state the consideration and shall 195
be executed by the Governor in the name of the state, 196
countersigned by the Secretary of State, sealed with the Great 197
Seal of the State, presented in the Office of the Auditor of 198
State for recording, and delivered to the grantee. The grantee 199
shall present the deed for recording in the Office of the Erie 200
County Recorder. 201

(G) This section expires three years after its effective 202
date. 203

(H) Before the execution of the deed described in division 204
(F) of this section, possession of the real estate may be 205
governed by an existing interim lease between the Ohio 206
Department of Administrative Services and the grantee. 207

Section 3. (A) The Governor may execute a deed in the name 208
of the state conveying to Wooster Street Apartments, LLC 209
("Grantee"), and its heirs, successors, and assigns, all of the 210
state's right, title, and interest in the following described 211
real estate: 212

Being Inlot 212, less the north 10 feet; Inlot 213; the 213
north 39 feet of the west 48 feet of the south 114 feet of the 214
east 150 feet of Inlot 266; and the south 114 feet of the west 215
48 feet of Inlot 266, all in the City of Bowling Green, Wood 216

County, Ohio, which is more particularly described as follows: 217

Commencing at found hollow pipe on the easterly right-of- 218
way line of S. Prospect Street (60' Wide) marking the northwest 219
corner of said Inlot 212; 220

Thence South 00 degrees 41 minutes 00 seconds West along 221
the west line said Inlot 212 and the easterly right-of-way line 222
of S. Prospect Street (60' Wide), a distance of 10.00 feet to 223
found hollow pipe at the northwest corner of a parcel of land 224
owned by State of Ohio-Bowling Green State University, as 225
described in Deed Volume 503, Page 165 of Wood County Records, 226
said point being the "True Point of Beginning"; 227

Thence South 89 degrees 29 minutes 47 seconds East along a 228
line being 10.00 feet south of and parallel with the north line 229
of said Inlot 212 and on the southerly line of a parcel of land 230
owned by ECC Bowling Green Ohio LLC as described in O.R. 3381, 231
Page 753 of Wood County Records, a distance of 214.63 feet 232
(214.50 feet Recorded) to the westerly line of a parcel of land 233
owned by Kuhlman as described in O.R. 3434, Page 962 of Wood 234
County Records being the east line of the west 48.00 feet of the 235
south 114.00 feet of the east 150.00 feet of said Inlot 266 to a 236
found iron pin; 237

Thence South 00 degrees 41 minutes 00 seconds West along 238
the westerly line of said parcel of land owned by Kuhlman as 239
described in O.R. 3434, Page 962 of Wood County Records and 240
being the easterly line of north 39.00 feet of the west 48.00 241
feet of the south 114.00 feet of the east 150.00 feet of said 242
Inlot 266, a distance of 39.00 feet to the southeast corner of 243
the north 39.00 feet of the west 48.00 feet of the south 114.00 244
feet of the east 150.00 feet of said Inlot 266 to a found iron 245
pin; 246

Thence North 89 degrees 29 minutes 47 seconds West along 247
the southerly line of the north 39.00 feet of the west 48.00 248
feet of the south 114.00 feet of the east 150.00 feet of said 249
Inlot 266, a distance of 48.23 feet (48.00 feet Recorded) to the 250
southwest corner of the north 39.00 feet of the west 48.00 feet 251
of the south 114.00 feet of the east 150.00 feet of said Inlot 252
266 to a set iron pin; 253

Thence South 00 degrees 41 minutes 51 seconds West along 254
the east line of the west 48.00 feet of said Inlot 266 and being 255
the westerly line a parcel of land owned by Walston as described 256
in Deed Volume 623, Page 334 and a parcel of land owned by 257
Snyder as described in Deed Volume 628, Page 781 a distance of 258
76.91 feet to a set pk nail at a point on the south line of said 259
Inlot 266; 260

Thence North 87 degrees 21 minutes 01 seconds West along 261
the northerly line of a parcel of land owned by G Rem Family 262
Investors LLC as described in O.R. 3115, Page 201 and being the 263
southerly line of Inlot 266, a distance of 48.00 feet to found 264
hollow pipe marking the southwest corner of said Inlot 266, 265
point also being on the easterly line of said Inlot 213; 266

Thence South 00 degrees 03 minutes 36 seconds West along 267
the easterly line of said Inlot 213 and being the westerly line 268
of a parcel of land owned by G Rem Family Investors LLC as 269
described in O.R. 3115, Page 201 of Wood County Records and 270
being the westerly line of Inlot 184, a distance of 7.89 feet to 271
a set iron pin at the southeast corner of said Inlot 213; 272

Thence North 89 degrees 29 minutes 47 seconds West along 273
the southerly line of said Inlot 213 and being the northerly 274
line of a parcel of land owned by Snyder as described in Deed 275
Volume 2478, Page 237 of Wood County Records and being the 276

northerly line of Inlot 214, a distance of 118.49 feet to a set	277
iron pin at the southwest corner of said Inlot 213;	278
Thence North 00 degrees 41 minutes 00 seconds East along	279
the west lines of said Inlots 212 and 213 and the easterly	280
right-of-way line of S. Prospect Street (60' Wide), a distance	281
of 122.00 feet to the "True Point of Beginning";	282
The area herein described contains 21,846 square feet,	283
0.502 acres of land, more or less, 0.152 acres within parcel	284
B07-511-190317015000, 0.180 acres within parcel B07-511-	285
190317016000, 0.127 acres within parcel B07-511-190317017000,	286
and 0.043 acres within parcel B07-511-190317018000. Subject to	287
all legal highways, leases, easements, restrictions and	288
agreements of record.	289
Prior Deed Reference: Parcel IV Described in Deed Volume	290
503, Page 165	291
NOTES:	292
1. Coordinates shown and basis of bearings were determined	293
by the Ohio State Plane coordinate system North zone (3401) and	294
83 (2011) 2002.0 epoch, units in U.S. survey feet, obtained	295
using gps equipment and the Ohio Department of Transportation	296
VRS/RTK network. Grid coordinates were used.	297
2. All Iron Pins set are 5/8" diameter rebar x 30" long	298
with cap stamped "ESA LLC".	299
3. The above description is based upon a field survey	300
performed in April, 2016.	301
The foregoing legal description may be corrected or	302
modified by the Department of Administrative Services as	303
necessary in order to facilitate the recording of the deed.	304

(B) (1) The conveyance includes improvements and chattels 305
situated on the real estate, and is subject to all easements, 306
covenants, conditions, and restrictions of record; all legal 307
highways and public rights-of-way; zoning, building, and other 308
laws, ordinances, restrictions, and regulations; and real estate 309
taxes and assessments not yet due and payable. The real estate 310
shall be conveyed in an "as-is, where-is, with all faults" 311
condition. 312

(2) The deed for the conveyance of the real estate may 313
contain restrictions, exceptions, reservations, reversionary 314
interests, or other terms and conditions the Director of 315
Administrative Services determines to be in the best interest of 316
the state. 317

(3) Subsequent to the conveyance, any restrictions, 318
exceptions, reservations, reversionary interests, or other terms 319
and conditions contained in the deed may be released by the 320
state or Bowling Green State University without the necessity of 321
further legislation. 322

(C) Consideration for the conveyance of the real estate 323
described in division (A) of this section is \$180,000. 324

The Director of Administrative Services shall offer the 325
real estate to Wooster Street Apartments, LLC through a real 326
estate purchase agreement. If Wooster Street Apartments, LLC 327
does not complete the purchase of the real estate within the 328
time period provided in the real estate purchase agreement, the 329
Director of Administrative Services may use any reasonable 330
method of sale considered acceptable by Bowling Green State 331
University to determine an alternate grantee or grantees willing 332
to complete the purchase not later than three years after the 333
effective date of this section. In that case, consideration for 334

the conveyance of the real estate shall be at a price acceptable 335
to the Director of Administrative Services and Bowling Green 336
State University. Bowling Green State University shall pay all 337
advertising costs, additional fees, and other costs incident to 338
the sale of the real estate to an alternate grantee or grantees. 339

(D) The real estate described in division (A) of this 340
section shall be sold as an entire tract and not in parcels. 341

(E) Grantee shall pay all costs associated with the 342
purchase, closing, and conveyance of the real estate, including 343
surveys, title evidence, title insurance, transfer costs and 344
fees, recording costs and fees, taxes, and any other fees, 345
assessments, and costs that may be imposed. 346

The net proceeds of the sale shall be paid to Bowling 347
Green State University and deposited in the appropriate 348
university account for the benefit of Bowling Green State 349
University. 350

(F) Upon payment of the purchase price, the Auditor of 351
State, with the assistance of the Attorney General, shall 352
prepare a deed to the real estate described in division (A) of 353
this section. The deed shall state the consideration and shall 354
be executed by the Governor in the name of the state, 355
countersigned by the Secretary of State, sealed with the Great 356
Seal of the State, presented in the Office of the Auditor of 357
State for recording, and delivered to the grantee. The grantee 358
shall present the deed for recording in the Office of the Wood 359
County Recorder. 360

(G) This section expires three years after its effective 361
date. 362

Section 4. (A) The Governor may execute a deed in the name 363

of the state conveying to Oak Openings Region Conservancy, Inc., 364
an Ohio not-for-profit corporation, and to its successors and 365
assigns, all of the state's right, title, and interest in the 366
following described real estate: 367

 Description of 17.096 Acres 368

 Being part of Lots 1, 2, 3 and 4 in Thayer's Addition to 369
Garden Land, a subdivision in Springfield Township, Lucas 370
County, Ohio which is bounded and described as follows: 371

 Commencing at a set nail on the south line of Lot 4 at the 372
southwest corner of Lot 4 in said Thayer's Addition to garden 373
Land also being the centerline of Dorr Street and the south line 374
of Fractional Section 32 a distance of 1323.96 feet west of a 375
found bolt located at the southeast corner of Lot 1 also being 376
the southeast corner of Fractional Section 32, 377

 Thence North 01° 00' 45" East along the west line of said 378
lot 4 a distance of 276.00 feet to a set 5/8 inch dia. iron rod 379
passing a set 5/8 in dia. iron rod at 30.01 feet to the Point of 380
Beginning; 381

 Thence North 01° 00' 45" East continuing along the west 382
line of said Lot 4 a distance of 749.66 feet to a set 5/8 inch 383
dia. iron rod on the north line of the south ½ of said Lots 1, 384
2, 3 and 4; 385

 Thence South 89° 58' 57" East along the north line of the 386
south ½ of said Lots 1, 2, 3 and 4 a distance of 1324.80 feet to 387
a set nail on the east line said Lot 1 also being the centerline 388
of King Road and the east line of Fractional Section 32 passing 389
a 5/8 inch dia. iron rod at 1294.80 feet; 390

 Thence South 01° 03' 40" West along the east line of said 391
Lot 1 a distance of 30.00 feet to a set nail; 392

Thence North 89° 58' 57" West parallel to the north line 393
of the south ½ of said Lots 1, 2, 3 and 4 a distance of 485.08 394
feet to a set 5/8 inch dia. iron rod passing a set 5/8 inch dia. 395
iron rod at 30.00 feet; 396

Thence South 01° 03' 40" West a distance of 228.31 feet to 397
a set 5/8 inch dia. iron rod; 398

Thence South 88° 56' 20" East a distance of 268.57 feet to 399
a set 5/8 inch dia. iron rod; 400

Thence South 28° 33' 50" East a distance of 73.04 feet to 401
a set 5/8 inch dia. iron rod; 402

Thence South 08° 57' 37" West a distance of 390.92 feet to 403
a set 5/8 inch dia. iron rod; 404

Thence South 11° 07' 18" East a distance of 100.90 feet to 405
a set 5/8 inch dia. iron rod; 406

Thence South 00° 00' 00" West a distance of 32.70 feet to 407
a set 5/8 inch dia. iron rod on the north top of bank of Heldman 408
Ditch; 409

Thence North 87° 19' 59" West along the north top of bank 410
of Heldman Ditch a distance of 288.56 feet to a set 5/8 inch 411
dia. iron rod; 412

Thence north 30° 47' 15" West a distance of 46.51 feet to 413
a set 5/8 inch dia. iron rod; 414

Thence North 01° 45' 38" west a distance of 45.34 feet to 415
a set 5/8 inch dia. iron rod; 416

Thence South 82° 09' 33" West a distance of 40.89 feet to 417
a set 5/8 inch dia. iron rod; 418

Thence South 52° 17' 43" West a distance of 70.84 feet to 419

a set 5/8 inch dia. iron rod;	420
Thence North 88° 54' 49" West a distance of 68.93 feet to	421
a set 5/8 inch dia. iron rod;	422
Thence North 01° 02' 13" East a distance of 72.90 feet to	423
a set 5/8 inch dia. iron rod;	424
Thence North 88° 57' 47" West a distance of 33.00 feet to	425
a set 5/8 inch dia. iron rod;	426
Thence North 58° 29' 58" West a distance of 241.20 feet to	427
a set 5/8 inch dia. iron rod;	428
Thence North 01° 02' 13" East a distance of 94.00 feet to	429
a set 5/8 inch dia. iron rod;	430
Thence North 88° 57' 47" West a distance of 177.00 feet to	431
a set 5/8 inch dia. iron rod;	432
Thence South 01° 02' 13" West a distance of 164.00 feet to	433
a set 5/8 inch dia. iron rod;	434
Thence North 88° 57' 47" West a distance of 78.00 feet to	435
a set 5/8 inch dia. iron rod;	436
Thence South 21° 02' 24" East a distance of 111.78 feet to	437
a set 5/8 inch dia. iron rod;	438
Thence South 01° 02' 13" West a distance of 37.47 feet to	439
a set 5/8 inch dia. iron rod;	440
Thence North 87° 19' 59" West a distance of 32.08 feet to	441
a set 5/8 inch dia. iron rod;	442
Thence North 70° 38' 09" West a distance of 153.82 feet to	443
the point of beginning.	444
Containing 17.129 Acres of land more or less of which	445

0.021 Acres is within the Right of Way of King Road.	446
Excepting therefrom the following two (2) parcels:	447
EXCEPTION #1	448
PARCEL 2-WD	449
LUCAS COUNTY ~ KING RD (RELOCATION) AT DORR ST	450
Part of Lot 1 in Thayer's Addition to Garden Land as	451
recorded in Vol. 5, Pg. 31 of Plats and also located in	452
fractional Section 32, Town 9 South, Range 6 East, Springfield	453
Township, Lucas County, Ohio. Being bounded and described as	454
follows:	455
Commencing at the Southeast corner of Lot 1 of said	456
Thayer's Addition to Garden Land, also being the Southeast	457
corner of fractional Section 32, Town 9 South, Range 6 East,	458
being ½ inch bar in a found monument box at the intersection of	459
Dorr Street with King Road (to the north), and being station	460
102+43.51, 0.58' Rt. On the Dorr Street baseline and station	461
20+00.00 on the king road baseline;	462
Thence, South 89° 34' 56" West along the north line of	463
Section 4, town 2, United States Reserve, a distance of 178.98	464
feet to a set county monument in a monument boxset at the	465
intersection of the centerline of R/W of King Road Relocated,	466
also being 0.16 feet right of station 100+64.53 on the Dorr	467
Street baseline;	468
Thence, North 00° 25' 03" West, along the centerline of	469
R/W of King Road Relocated, a distance of 121.40 feet to a set	470
county monument in a monument box set, at a point curvature of a	471
tangent curve, also being station 41+21.40;	472
Thence, northeasterly along a curve to the right, a	473

distance of 57.46 feet to the intersection of an existing 474
property line and the extension of the grantors southerly 475
property line, said curve having a delta angle of $10^{\circ} 58' 24''$, a 476
radius of 300.00', a chord distance of 57.37, and a chord 477
bearing of North $05^{\circ} 04' 10''$ East, also being station 41+78.86 478
on the centerline of R/W of King Road Relocated; 479

Thence, North $87^{\circ} 20' 24''$ West, along the extension of the 480
grantors southerly property line a distance of 34.14 feet to the 481
southeast corner of the grantors property, being the POINT OF 482
BEGINNING, also being 33.85 feet left of station 41+74.64 on the 483
centerline of R/W of King Road Relocated; 484

Thence, continuing North $87^{\circ} 20' 24''$ West, along the 485
grantors southerly property line, a distance of 24.047 feet to a 486
set bar 58.15 feet left of station 41+72.11; 487

Thence North $04^{\circ} 40' 12''$ East, a distance of 11.00 feet to 488
a set bar, 59.19 feet left of station 41+81.27; 489

Thence North $15^{\circ} 51' 22''$ east, a distance of 22.42 feet to 490
a set bar 58.00 feet left of station 42+00.00; 491

Thence North $28^{\circ} 51' 31''$ East, a distance of 26.30 feet to 492
the intersection of the grantors easterly property line, and a 493
set bar, 52.44 feet left of station 42+21.72; 494

Thence South $11^{\circ} 07' 43''$ East, along the grantors easterly 495
property line a distance of 24.46 feet to a point 40.92 feet 496
left of station 42+03.04; 497

Thence South $00^{\circ} 00' 25''$ East, a distance of 32.70 feet 498
back to the POINT OF BEGINNING. 499

Said described tract containing 0.021 acre (917 square 500
feet), more or less. 501

Part of Auditors Parcel No. 65-55257.	502
Prior Deed Reference; 20040304-00160055.	503
This description was prepared by Dennis Pritscher, P.S.	504
#7190, of the Lucas County Engineers Office, in December 2012,	505
based plans prepared in this office.	506
The basis of bearings is grid North, state plane	507
coordinate system, Ohio, north zone (3401), NAD83(2007).	508
All "set bars" are 5/8" diameter x 30" long rebar with a	509
2" diameter aluminum cap, stamped "Lucas County Engineer	510
Office".	511
EXCEPTION #2	512
PARCEL 2-CH	513
LUCAS COUNTY ~ KING RD (RELOCATION) AT DORR ST	514
Part of Lot 1 in Thayer's Addition to Garden Land as	515
recorded in Vol. 5, Pg. 31 of Plats and also located in	516
fractional Section 32, Town 9 South, Range 6 East, Springfield	517
Township, Lucas County, Ohio. Being bounded and described as	518
follows:	519
Commencing at the Southeast corner of Lot 1 of said	520
Thayer's Addition to Garden Land, also being the Southeast	521
corner of fractional Section 32, Town 9 South, Range 6 East,	522
being ½ inch bar in a found monument box at the intersection of	523
Dorr Street with King Road (to the north), and being station	524
102+43.51, 0.58' Rt. On the Dorr Street baseline and station	525
20+00.00 on the king road baseline;	526
Thence, South 89° 34' 56" West along the north line of	527
Section 4, town 2, United States Reserve, a distance of 178.98	528

feet to a set county monument in a monument boxset at the 529
intersection of the centerline of R/W of King Road Relocated, 530
also being 0.16 feet right of station 100+64.53 on the Dorr 531
Street baseline; 532

Thence, North 00° 25' 03" West, along the centerline of 533
R/W of King Road Relocated, a distance of 121.40 feet to a set 534
county monument in a monument box set, at a point curvature of a 535
tangent curve, also being station 41+21.40; 536

Thence, northeasterly along a curve to the right, a 537
distance of 57.46 feet to the intersection of an existing 538
property line and the extension of the grantors southerly 539
property line, said curve having a delta angle of 10° 58' 24", a 540
radius of 300.00', a chord distance of 57.37, and a chord 541
bearing of North 05° 04' 10" East, also being station 41+78.86 542
on the centerline of R/W of King Road Relocated; 543

Thence, North 87° 20' 24" West, along the extension of the 544
grantors southerly property line and then the southerly property 545
line a distance of 58.61 feet to a set bar and the POINT OF 546
BEGINNING, also being 58.15 feet left of station 41+72.11 on the 547
centerline of R/W of King road Relocated; 548

Thence, continuing North 87° 20' 24" West, along the 549
grantors southerly property line a distance of 52.75 feet to a 550
point 110.59 feet left of station 41+67.68; 551

Thence North 00° 54' 58" East, a distance of 9.37 feet to 552
a point 111.92 feet left of station 41+74.44; 553

Thence South 89° 05' 02" East, a distance of 53.45 feet to 554
a set bar 59.19 feet left of station 41+81.27; 555

Thence South 04° 40' 12" West, a distance of 11.00 feet 556
back to the POINT OF BEGINNING. 557

Said described tract containing 0.012 acre (540 square feet), more or less. 558
559

Part of Auditors Parcel No. 65-55257. 560

Prior Deed Reference; 20040304-00160055. 561

This description was prepared by Dennis Pritscher, P.S. 562
#7190, of the Lucas County Engineers Office, in December 2012, 563
based plans prepared in this office. 564

The basis of bearings is grid North, state plane 565
coordinate system, Ohio, north zone (3401), NAD83(2007). 566

All "set bars" are 5/8" diameter x 30" long rebar with a 567
2" diameter aluminum cap, stamped "Lucas County Engineer 568
Office". 569

Parent Parcel (17.129 Ac) less exceptions (0.021 Ac & 570
0.012 Ac) = 17.096 Acres 571

Auditors Parcel No. 65-55257. 572

Prior Deed Reference; 20130114-0002069. 573

The foregoing legal description may be corrected or 574
modified by the Department of Administrative Services as 575
necessary in order to facilitate the recording of the deed. 576

(B) The real estate described in division (A) of this 577
section shall be conveyed to Oak Openings Region Conservancy, 578
Inc. at a consideration of \$1 in accordance with, and subject 579
to, the terms of the July 23, 2012, Consent Order entered in the 580
case of *State of Ohio, ex rel. Michael DeWine, Attorney General* 581
of Ohio v. Kings Crossing North LLC, et al., Case No. G-4801-CI- 582
200904585-000 (Ct. of Common Pleas, Lucas County, Ohio). 583
Additionally, such real estate shall be conveyed subject to all 584

easements, covenants, conditions, and restrictions of record; 585
all legal highways; zoning, building, and other laws, 586
ordinances, restrictions and regulations; and real estate taxes 587
and assessments not yet due and payable. 588

(C) The deed to the real estate shall contain any 589
restrictions, covenants, terms and conditions required by the 590
Consent Order noted in division (B) of this section and as may 591
be determined by the Director of Administrative Services and the 592
Director of Environmental Protection to be in the best interest 593
of the state, including holding grantee responsible for all 594
ongoing maintenance of the real estate described in division (A) 595
of this section as well as the cost and labor of upkeep of the 596
fence as required in the Consent Order noted in division (B) of 597
this section. 598

(D) Before the execution of the deed described in division 599
(E) of this section, possession of the real estate described in 600
division (A) of this section shall remain with the Department of 601
Administrative Services on behalf of the Environmental 602
Protection Agency. 603

(E) The Auditor of State, with the assistance of the 604
Attorney General, shall prepare a deed to the real estate. The 605
deed shall state the consideration and shall be executed by the 606
Governor in the name of the state, countersigned by the 607
Secretary of State, sealed with the Great Seal of the State, 608
presented in the Office of the Auditor of State for recording, 609
and delivered to the grantee. The grantee shall present the deed 610
for recording in the Office of the Lucas County Recorder. 611

(F) The grantee shall pay all closing costs including the 612
costs of the conveyance of the real estate described in division 613
(A) of this section, and the recording costs of the deed. 614

(G) This section expires three years after its effective 615
date. 616

Section 5. (A) The Governor may execute a deed in the name 617
of the state conveying to the Gallia County Board of 618
Commissioners or another grantee to be determined ("Grantee"), 619
and its heirs, and to its successors and assigns, all of the 620
state's right, title, and interest in the following described 621
real estate: 622

Begin at an angle point in the right-of-way of Ohio Ave, 623
said point being 27.23 feet distant from and on an extension of 624
the northeast line of Lot 1 of Colonial Subdivision Number 2 625
(P.B. 3, Pg. 24), and being 0.50 feet from the edge of pavement 626
as referenced in Deed Volume 384, Page 477, thence, 627
northwesterly, along the northeast line of said Colonial 628
Subdivision Number 2, 480 feet+/- to an angle point in a 30 feet 629
wide street, thence, northerly, along said 30 feet wide street, 630
80 +/- feet to a point about 1 foot north of a line of large 631
trees, thence, northeasterly, running about 1 foot north of a 632
line of large trees, 595 feet +/-, to a point where a line 0.50 633
feet distant from, and parallel to the east edge of sidewalk 634
line of West Avenue intersects, thence, southeasterly along a 635
line 0.50 feet distant from, and parallel to the east edge of 636
sidewalk line of West Avenue, 330 feet +/- to a point of 637
curvature in said parallel line, thence with a curve to the 638
left, along a line 0.50 feet distant from, and parallel to the 639
east edge of pavement line of West Avenue to a point 0.50 feet 640
west of the edge of the pavement on the west side of Buckeye 641
Avenue thence, southerly on a line 0.50 feet distant from and 642
parallel to the west edge of pavement of Buckeye Avenue to a 643
point on the north side of Ohio Avenue as referenced in Deed 644
Volume 384, Page 477, thence along the north side of Ohio Avenue 645

to the beginning and containing approximately 7.7 acres. All 646
references are to records found in the offices of the Gallia 647
County Recorder. 648

The foregoing legal description may be corrected or 649
modified by the Department of Administrative Services as 650
necessary in order to facilitate the recording of the deed. 651

(B) (1) The conveyance includes improvements and chattels 652
situated on the real estate, and is subject to all easements, 653
covenants, conditions, and restrictions of record: all legal 654
highways and public rights-of-way; zoning, building, and other 655
laws, ordinances, restrictions, and regulations; and real estate 656
taxes and assessments not yet due and payable. The real estate 657
shall be conveyed in an "as-is, where-is, with all faults" 658
condition. 659

(2) The deed may contain restrictions, exceptions, 660
reservations, reversionary interests, or other terms and 661
conditions the Director of Administrative Services determines to 662
be in the best interest of the state. 663

(3) Subsequent to the conveyance, any restrictions, 664
exceptions, reservations, reversionary interests, or other terms 665
and conditions contained in the deed may be released by the 666
state or the Department of Developmental Disabilities without 667
the necessity of further legislation. 668

(C) Consideration for the conveyance of the real estate 669
described in division (A) of this section is \$1. 670

The Director of Administrative Services shall offer the 671
real estate to the Gallia County Board of Commissioners, or 672
other grantee, through a real estate purchase agreement. If the 673
Board of County Commissioners of Gallia County, Ohio, or other 674

grantee, does not complete the purchase of the real estate 675
within the time period provided in the real estate purchase 676
agreement, the Director of Administrative Services may use any 677
reasonable method of sale considered acceptable by the 678
Department of Developmental Disabilities to determine an 679
alternate grantee or grantees willing to complete the purchase 680
not later than three years after the effective date of this 681
section. In that case, consideration for the conveyance of the 682
real estate shall be at a price acceptable to the Director of 683
Administrative Services and the Director of Developmental 684
Disabilities. The Department of Developmental Disabilities shall 685
pay all advertising costs, additional fees, and other costs 686
incident to the sale of the real estate to an alternate grantee 687
or grantees. 688

(D) The real estate described in division (A) of this 689
section shall be sold as an entire tract and not in parcels. 690

(E) Except as otherwise specified in this section, grantee 691
shall pay all costs associated with the purchase, closing, and 692
conveyance of the real estate, including surveys, title 693
evidence, title insurance, transfer costs and fees, recording 694
costs and fees, taxes, and any other fees, assessments, and 695
costs that may be imposed. 696

The net proceeds of the sale shall be deposited into the 697
state treasury to the credit of the Mental Health Facilities 698
Improvement Fund (Fund 7033) or another fund designated by the 699
Director of Budget and Management. 700

(F) (1) Upon payment of the purchase price, the Auditor of 701
State, with the assistance of the Attorney General, shall 702
prepare a deed to the real estate described in division (A) of 703
this section. The deed shall state the consideration and shall 704

be executed by the Governor in the name of the state, 705
countersigned by the Secretary of State, sealed with the Great 706
Seal of the State, presented in the Office of the Auditor of 707
State for recording, and delivered to the grantee. The grantee 708
shall present the deed for recording in the Office of the Gallia 709
County Recorder. 710

(2) The intent of this conveyance is for the grantee to 711
use the real estate for mental health and addiction treatment; 712
therefore, the deed shall contain a restriction stating that if 713
the real estate described in division (A) of this section is no 714
longer being used for mental health and addiction purposes, the 715
real estate described in division (A) of this section shall 716
revert back to the State of Ohio at the sole discretion of the 717
Director of Administrative Services and the Department of 718
Developmental Disabilities, at the purchase price of the real 719
estate described in division (A) of this section. 720

(G) This section expires three years after its effective 721
date. 722

Section 6. (A) The Governor may execute a deed in the name 723
of the state conveying to a purchaser or purchasers, and to 724
their heirs, successors, and assigns, all of the state's right, 725
title, and interest in the following described real estate: 726

Situated in the State of Ohio, County of Mahoning and 727
Township of Austintown and being Lot Number 6 (six) in 728
Countryside Development Plat No. 1, a part of the original 729
Austintown Township, Tract 10, as shown and delineated upon the 730
recorded Plat thereof in Volume 80, Page 95, Recorder's Office 731
Mahoning County, Ohio. 732

Mahoning County Parcel #: 48-132-0-043.00-0 733

Prior Instrument: OR Vol. 3478 Pg. 113-114	734
The foregoing legal description may be corrected or	735
modified by the Department of Administrative Services as	736
necessary in order to facilitate the recording of the deed.	737
(B) (1) The conveyance includes improvements and chattels	738
situated on the real estate, and is subject to all easements,	739
covenants, conditions, and restrictions of record; all legal	740
highways and public rights-of-way; zoning, building, and other	741
laws, ordinances, restrictions, and regulations; and real estate	742
taxes and assessments not yet due and payable. The real estate	743
shall be conveyed in "as-is, where-is, with all faults"	744
condition.	745
(2) The deed for the conveyance of the real estate may	746
contain restrictions, exceptions, reservations, reversionary	747
interests, or other terms and conditions the Director of	748
Administrative Services and the Director of Rehabilitation and	749
Correction determine to be in the best interest of the state.	750
(3) Subsequent to the conveyance, any restrictions,	751
exceptions, reservations, reversionary interests, or other terms	752
and conditions contained in the deed may be released by the	753
state or the Department of Rehabilitation and Correction without	754
the necessity of further legislation.	755
(C) The Director of Administrative Services shall conduct	756
a sale of the real estate by sealed bid auction, and the real	757
estate shall be sold to the highest bidder at a price acceptable	758
to the Director of Administrative Services and the Director of	759
Rehabilitation and Correction. The Director of Administrative	760
Services shall advertise the sealed bid auction by publication	761
in a newspaper of general circulation in Mahoning County once a	762

week for three consecutive weeks before the date on which the 763
sealed bids are to be opened. The Director of Administrative 764
Services shall notify the successful bidder in writing. The 765
Director of Administrative Services may reject any or all bids. 766

The purchaser shall pay ten percent of the purchase price 767
to the Director of Administrative Services not later than five 768
business days after receiving notice that the bid has been 769
accepted, and pay the balance of the purchase price to the 770
Director not later than sixty days after receiving notice that 771
the bid has been accepted. The Director and purchaser shall 772
enter into a real estate purchase agreement, in the form 773
prescribed by the Department of Administrative Services. Payment 774
may be made in cash or certified bank check made payable to the 775
Treasurer of State. A purchaser who does not complete the 776
conditions of the sale as prescribed in this division shall 777
forfeit as liquidated damages the ten percent of the purchase 778
price paid to the state. If a purchaser fails to complete the 779
purchase of the real estate, the Director of Administrative 780
Services may accept the next highest bid, subject to the 781
foregoing conditions. If the Director of Administrative Services 782
rejects all bids, the Director may repeat the sealed bid 783
auction, or may use an alternative sale process that is 784
acceptable to the Department of Rehabilitation and Correction. 785

The Department of Rehabilitation and Correction shall pay 786
all advertising costs incident to the sale of the real estate. 787

(D) The real estate described in division (A) of this 788
section shall be sold as an entire tract and not in parcels. 789

(E) Purchaser shall pay all costs associated with the 790
purchase, closing, and conveyance of the real estate, including 791
surveys, title evidence, title insurance, transfer costs and 792

fees, recording costs and fees, taxes, and any other fees, 793
assessments, and costs that may be imposed but excluding the 794
costs set forth in division (C) of this section. 795

The net proceeds of the sale shall be deposited into the 796
state treasury to the credit of the Property Receipts Fund 797
created under division (B) of section 5120.22 of the Revised 798
Code. 799

(F) Upon payment of the purchase price, the Auditor of 800
State, with the assistance of the Attorney General, shall 801
prepare a deed conveying the real estate described in division 802
(A) of this section to the purchaser. The deed shall state the 803
consideration and shall be executed by the Governor in the name 804
of the state, countersigned by the Secretary of State, sealed 805
with the Great Seal of the State, presented in the Office of the 806
Auditor of State for recording, and delivered to the purchaser. 807
The purchaser shall present the deed for recording in the Office 808
of the Mahoning County Recorder. 809

(G) This section expires three years after its effective 810
date. 811

Section 7. (A) The Governor may execute a deed in the name 812
of the state conveying to Ohio Power Company or its affiliates 813
("Grantee"), and to its successors and assigns, all of the 814
state's right, title, and interest in the following described 815
real estate: 816

Situated in the State of Ohio, County of Ross, Township of 817
Union, containing a portion of the lands conveyed to The State 818
of Ohio for the benefit of the Department of Rehabilitation and 819
Correction, as recorded in Official Record 228, Page 2578, 820
(Parcel No. 37-0915151.600), all references contained herein are 821

to Ross County Recorder's records, Ross County, Ohio and being 822
more particularly bounded and described as follows: 823

Beginning at a 5/8 inch Iron Pin and Cap found at the 824
northerly corner of a 0.498 Acre tract and on the westerly line 825
of a 22.976 Acre tract, both parcels conveyed to The Ohio 826
Department of Transportation as recorded in Official Record 365, 827
Page 1308, said point also being intersection of the northerly 828
Right of Way line of Moundsville Road and the westerly Right of 829
Way line of State Route 104; 830

thence, S 63°05'41"W, 446.04' with the northerly line of 831
Moundsville Road to a 5/8 inch Iron Pin and Cap found at the 832
southwesterly corner of said 0.498 Acre tract, said point also 833
being on the north line of a 4.349 Acre tract conveyed to The 834
Ross County Board of County Commissioners, as recorded in 835
Official Record 229, Page 2300; 836

thence, S 76°00'42"W, 563.66', running with the northerly 837
line of Moundsville Road to a 5/8 inch Iron Pin and Cap found on 838
the north line of said 4.349 acre tract; 839

thence, leaving the northerly Right of Way line of said 840
Moundsville Road and running within said State of Ohio lands the 841
following two consecutive courses; 842

1) N 14°07'03"W, 372.36 to an Iron Pin and Cap set; 843

2) N 76°09'36"E, 995.77' to an Iron Pin and Cap set on the 844
west Right of Way line of said State Route 104 845

thence, S 14°43'37"E, 270.09' to the Point of Beginning 846
containing 8.000 acres of land acres, more or less, subject to 847
all streets, highways, right-of-ways, alleys, easements, 848
agreements and/or conditions of record, if any. 849

Bearings are based on the Ohio State Plane Coordinate System, N.A.D. 83, Ohio South Zone. 850
851

This description is based on an actual field survey performed on the eighteenth day of October, 2016. 852
853

All iron pins set are 5/8 inch diameter x 30 inch rebar with a yellow plastic cap stamped "Central Surv Co., Ltd." 854
855

The foregoing legal description may be corrected or modified by the Department of Administrative Services as necessary in order to facilitate the recording of the deed. 856
857
858

(B) (1) The conveyance includes improvements and chattels situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record: all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. The real estate shall be conveyed in an "as-is, where-is, with all faults" condition. 859
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(2) The deed for the conveyance of the real estate may contain restrictions, exceptions, reservations, reversionary interests, or other terms and conditions the Director of Administrative Services determines to be in the best interest of the state. 867
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(3) Before the conveyance, any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed may be released by the state or the Department of Rehabilitation and Correction without the necessity of further legislation. 872
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(C) The Director of Administrative Services shall offer the real estate to Ohio Power Company through a real estate 877
878

purchase agreement, in the form prescribed by the Department of 879
Administrative Services. Consideration for the conveyance of the 880
real estate shall be at a price acceptable to the Director of 881
Administrative Services and the Director of Rehabilitation and 882
Correction. If Ohio Power Company does not complete the purchase 883
of the real estate within the time period provided in the real 884
estate purchase agreement, the Director of Administrative 885
Services may use any reasonable method of sale considered 886
acceptable by the Department of Rehabilitation and Correction to 887
determine an alternate grantee willing to complete the purchase 888
not later than three years after the effective date of this 889
section. 890

(D) The real estate shall be sold as an entire tract and 891
not in parcels. 892

(E) The grantee shall pay all costs associated with the 893
purchase, closing, and conveyance of the real estate, including 894
surveys, appraisals, title evidence, title insurance, transfer 895
costs and fees, recording costs and fees, taxes, and any other 896
fees, assessments, and costs that may be imposed. 897

The net proceeds of the sale or sales shall be deposited 898
into the state treasury to the credit of the Adult and Juvenile 899
Correctional Facilities Bond Retirement Fund in accordance with 900
section 5120.092 of the Revised Code. 901

(F) Upon payment of the purchase price, the Auditor of 902
State, with the assistance of the Attorney General, shall 903
prepare a deed to the real estate. The deed shall state the 904
consideration and shall be executed by the Governor in the name 905
of the state, countersigned by the Secretary of State, sealed 906
with the Great Seal of the State, presented in the Office of the 907
Auditor of State for recording, and delivered to the grantee. 908

The grantee shall present the deed for recording in the Office 909
of the Ross County Recorder. 910

(G) This section expires three years after its effective 911
date. 912

Section 8. (A) The Governor may execute one or more deeds 913
in the name of the state conveying to a purchaser or purchasers, 914
their heirs, successors, and assigns, to be determined in the 915
manner provided in division (C) of this section, all of the 916
state's right, title, and interest in the following described 917
real estate: 918

Allen County, Lima 919

All of Allen County Parcel Number 37-0700-03-002.000 920

All of Allen County Parcel Number 37-0700-04-004.000 921

A split of approximately 4.5 Acres out of the northeast 922
corner of Allen County Parcel Number 37-1800-02-001.000 and 923
being described as follows: 924

Begin at the intersection of Bluelick Road and Berryhill 925
Road, thence eastward, along the centerline of Bluelick Road and 926
the north line of said Parcel No. 37-1800-02-001.000, 300 feet 927
+/- to the northeast corner of said parcel, thence southerly, 928
along the east line of said parcel, 520 feet +/- to a point, 929
thence northwesterly, crossing said parcel, 270 feet +/- to a 930
point, thence continue crossing said parcel, eastward, 210 feet 931
+/- to a point, thence continue crossing said parcel, northward, 932
360 feet +/- to the centerline of Bluelick Road and the north 933
line of said parcel, thence along the said centerline and north 934
line 240 feet +/- to the beginning. 935

Fairfield County, Lancaster 936

Being that portion of Fairfield County Parcel number 937
0180812000 NORTH of U.S. Route 33. 938

Being all of Fairfield County Parcel number 0180812010 and 939
that portion of Fairfield County Parcel number 0180812000 SOUTH 940
of U.S. Route 33. 941

Lorain County, Grafton 942

Begin at the intersection of Capel Road and Island Road, 943
thence, westerly, along the center of Capel Road, 5055 feet +/-, 944
to the east line of the railroad, thence northeasterly, along 945
the railroad, 4625 feet +/- to the southeast corner of Lorain 946
County Parcel # 1100037000004, thence, easterly, along the south 947
line said Lorain County Parcel # 1100037000004, 1295 feet +/-, 948
to the center of Island Road, thence southerly along the center 949
of Island Road, 2430 feet +/- to the beginning containing 950
approximately 188 acres. Being Lorain County Parcels: All of 951
1100043000004, All of 1100043000003, All of 1100043000005, All 952
of 1100044000003, All of 1100037000002, All of 1100037000003, 953
Part of 1100038000004 and Part of 1100038000000. 954

Begin at the intersection of Avon-Belden Road (SR 83) and 955
Capel Road, thence, northeasterly, along the center of Capel 956
Road, 385 feet +/- to an angle point in said road, thence, 957
westerly, along said center of Capel Road, 3210 feet +/- to a 958
point 20 feet west of a gravel drive, thence, southerly, and 959
remaining 20 feet west of the gravel drive, 2635 feet +/- to a 960
point, thence, westerly, and parallel to the centerline of Capel 961
Road, 3545 feet +/- to the center of Avon-Belden Road (SR83), 962
thence, northerly, along the center of Avon-Belden Road (SR83), 963
2325 feet +/- to the beginning containing approximately 198 964
acres. Being Lorain County Parcels: Part of 1100038000001, Part 965
of 1100039000001, Part of 1100039000002, Part of 1100042000001, 966

All of 1100043000007 and All of 1100043000006. 967

Begin at the intersection of Capel Road and Island Road, 968
thence, southerly, along the center of Island Road, 4340 feet 969
+/- to the northeast corner of Lorain County Parcel # 970
1100039000005, thence, westerly, along the north line of said 971
Lorain County Parcel # 1100039000005, 264 feet +/- to the north 972
west corner of said parcel, thence, southerly along the west 973
line of said parcel, 82.5 feet +/- to the southwest corner of 974
said parcel and on the north line of Lorain County Parcel # 975
1100040000003, thence along the north line of said Lorain County 976
Parcel # 1100040000003 and extending into State of Ohio lands, 977
1540 feet +/- to a point, thence, northerly and running 20 feet 978
west of a gravel drive, 4425 feet +/- to the center of Capel 979
Road, thence, easterly, along the center of Capel Road, 350 feet 980
+/- to the northwest corner of Lorain County Parcel # 981
1100038000003, thence southerly along the west line of said 982
Parcel # 1100038000003, 522 feet +/-, to its southwest corner, 983
thence westerly along the south line of said Parcel # 984
1100038000003, 245 feet +/- to its southeast corner, thence 985
northerly, along the east line of said Parcel # 1100038000003, 986
522 feet to the center of Capel Road, thence, easterly, along 987
the center of Capel Road, 1210 feet +/- to the beginning 988
containing approximately 180 acres. Being Lorain County Parcels: 989
Part of 1100038000004, Part of 1100039000001, Part of 990
1100039000002, Part of 1100039000003 and Part of 1100039000004. 991

Begin at the northwest corner of Lorain County Parcel # 992
1100041000003, said corner being in the centerline of Avon- 993
Belden Road (SR 83), thence, northerly, along the center of said 994
Avon-Belden Road (SR 83), 235 feet +/- to a point, said point 995
also being on the extension of a fence line projected from the 996
east, thence, easterly, on the extension of said fence line 997

projected from the east, 4110 feet +/- to a point on the east 998
line of Lorain County Parcel # 1100040000001, thence, southerly, 999
along the said east line of Lorain County Parcel # 1100040000001 1000
and the east line of Lorain County Parcel # 1100040000002 to the 1001
southeast corner of said Lorain County Parcel # 1100040000002, 1002
thence, westerly, along the south line of said Lorain County 1003
Parcel # 1100040000002, Lorain County Parcel # 1100041000003 and 1004
Lorain County Parcel # 1100060000003, 4245 feet +/- to the 1005
center of Avon-Belden Road (SR 83), thence, northerly, along the 1006
center of said Avon-Belden Road (SR 83), 280 feet +/- to an 1007
angle point, thence continuing along the centerline said Avon- 1008
Belden Road (SR 83), 1005 feet +/- to the beginning containing 1009
approximately 142 acres. Being Lorain County Parcels: All of 1010
1100060000003, All of 1100041000003, All of 1100040000002, Part 1011
of 1100040000001 and Part of 1100041000002. 1012

Madison County, London 1013

Begin at the westerly intersection of Roberts Mill Road 1014
and Old Springfield Road, thence northerly along the centerline 1015
of Robert Mill Road to the south line of lands now or formerly 1016
owned by Mabel Marie Nibert (Madison County Parcel Number 29- 1017
00453.000), thence, easterly, with the south line(s) of said 1018
Nibert parcel to the southeast corner of said Nibert parcel, 1019
thence, northerly, with the east line of said Nibert parcel and 1020
the west line of lands now or formerly owned by the State of 1021
Ohio (Madison County Parcel Number 29-00789.000) to the south 1022
line of lands now or formerly owned by Bruce A. Roberts, Trustee 1023
(Madison County Parcel Number 29-00363.000), thence, easterly 1024
along the south line of said Roberts parcel to an angle point in 1025
said south line, thence, northerly, continuing along the said 1026
south line of said Roberts parcel to an angle point in said 1027
south line, thence northeasterly, continuing along the said 1028

south line of said Roberts parcel 1090 +/- feet to a fence 1029
corner, thence, southeasterly, through the said State of Ohio 1030
lands and along a fence line, 1730 +/- feet to the west side of 1031
a farm drive that runs along a drainage ditch, thence 1032
southwesterly along said farm drive 2370 +/- feet to a point, 1033
thence southerly on a line that is parallel to the east line of 1034
the above referenced Nibert parcel and 2920 feet distant from 1035
the westerly intersection of Roberts Mill Road and Old 1036
Springfield Road 2935 +/- feet to the center of Old Springfield 1037
Road, thence westerly, along the centerline of Old Springfield 1038
Road 2920 feet to the beginning containing approximately 368 1039
acres out of Madison County Parcel Number 29-00363.000. 1040

Begin at the easterly intersection of Roberts Mill Road 1041
and Old Springfield Road, thence easterly along the center of 1042
Old Springfield Road 8320 +/- feet to the east line of lands now 1043
or formerly owned by the State of Ohio (Madison County Parcel 1044
Number 29-00789.000) and the west line of lands now or formerly 1045
owned by Gilbert F. Goodheil (Madison County Parcel Number 30- 1046
00054.000), thence southerly along the said east line of said 1047
State of Ohio parcel 2465 +/- feet to the north line of the 1048
Pennsylvania Lines LLC, railroad right of way, thence westerly, 1049
along the north line of the Pennsylvania Lines LLC, railroad 1050
right of way 7610 +/- feet to the center of Roberts Mill Road, 1051
thence with the center of Roberts Mill Road to the beginning 1052
containing approximately 455 acres. 1053

Begin at the intersection of the Pennsylvania Lines LLC, 1054
south right of way line and the centerline of Roberts Mill Road, 1055
thence easterly with the Pennsylvania Lines LLC south right of 1056
way line, 7285 +/- feet to the northwest corner of land now or 1057
formerly owned by John R. Dunkle (Madison County Parcel Number 1058
31-03570.000), thence southerly along said Dunkle parcel 430 +/- 1059

feet to a corner, thence westerly along other parcels now or 1060
formerly owned by John R. Dunkle 1125 +/- feet to a corner, 1061
thence southerly along the west line of said Dunkle parcel 1062
1500+/- feet to an angle point in said line, thence easterly 1063
along said Dunkle lands 210 +/- feet to an angle point, thence 1064
southerly along said Dunkle lands 1150 +/- feet to the northeast 1065
corner of State of Ohio Highway Garage lands (Madison County 1066
Parcel Number 29-00777.000), thence westerly along said Highway 1067
Garage lands and lands now or formerly owned by Tyrone J. Leach 1068
(Madison County Parcel Number 29-00569.000) and Kirkwood 1069
Cemetery (Madison County Parcel Numbers 29-00776.000 and 29- 1070
00816.000), 2000 +/- feet to a point on the east line of the 1071
State of Ohio Firearms Range (Madison County Parcel Number 29- 1072
000816.000), thence northerly along the said east line of the 1073
State of Ohio Firearms Range 1390 +/- feet to a fence line 1074
projected from the east, thence easterly along said fence line 1075
690 +/- feet to the west side of a farm drive, thence 1076
northwesterly following along the west side of the farm drive 1077
280 +/- feet, 200 +/- feet and 280 +/- feet to a fence line 1078
projected from the west, said fence line being the north line of 1079
the State of Ohio Firearms Range, thence westerly along the said 1080
fence line and the north line of the State of Ohio Firearms 1081
Range 2115 +/- feet to the northwest corner of said State of 1082
Ohio Firearms Range thence, southerly along the west line of the 1083
State of Ohio Firearms Range, 860 +/- feet to a fence line, 1084
thence westerly along the fence line 955 +/- feet to the 1085
centerline of Roberts Mill Road, thence with the center of 1086
Roberts Mill Road to the beginning containing approximately 330 1087
acres. 1088

Begin at the southeast corner of lands now or formerly 1089
owned by Tom Farms, Inc. (Madison County Parcel Number 05- 1090

00066.000) said corner also being the northwest corner of State 1091
of Ohio lands (Madison County Parcel Number 05-00542.000) and 1092
also being in the center of Marysville-London Road (SR 38), 1093
thence southerly along the center of Marysville-London Road (SR 1094
38) 2145 +/- feet to an angle point in said road thence 1095
continuing with said road southerly 290 +/- feet to the 1096
southeast corner of State of Ohio lands (Madison County Parcel 1097
Number 05-00199.000) and the northeast corner of lands now or 1098
formerly owned by the City of London (Madison County Parcel 1099
Number 31-03614.000), thence southwesterly along the south line 1100
of said State of Ohio lands, the north line of said City of 1101
London and the lands now or formerly owned by the London City 1102
School District (Madison County Parcel Number 31-03614.001) 1886 1103
+/- feet to the north west corner of said London City School 1104
district parcel and the northeast corner of lands now or 1105
formerly owned by GCSquared LLC (Madison County Parcel Number 1106
31-01156.000), thence westerly along the north line of said 1107
GCSquared parcel 145 +/- feet to a fence corner, thence 1108
northwesterly, crossing said State of Ohio parcels and following 1109
said fence line 2000 +/- feet to a point where the east edge of 1110
a farm drive projected intersects, thence continuing 1111
northwesterly and along the east edge of the farm drive 338 +/- 1112
feet, 280 +/- feet, 130 +/- feet, 305 +/- feet and 1025 +/- feet 1113
to a point where a projected south line of a parcel now or 1114
formerly owned by Tom Farms, Inc. (Madison County Parcel Number 1115
30-00030.000) and the north line of State of Ohio lands (Madison 1116
County Parcel Number 30-00199.000) intersect, thence westerly 1117
along lands now or formerly owned by Tom Farms, Inc. (Madison 1118
County Parcel Numbers 30-00030.000, 24-00340.000, 05-00066.001 1119
and 05-00066.000) and the north line of State of Ohio lands 1120
(Madison County Parcel Number 30-00199.000, 24-06140.000 and 05- 1121
00542.000) 2850 +/- feet to the beginning containing 1122

approximately 150 acres. 1123

Marion County, Marion 1124

Begin at the intersection of Likens Road (CR 167-B) and 1125
the easterly right of way of the Norfolk & Western Railroad, 1126
thence northwesterly along the said east right of way of the 1127
Norfolk & Western Railroad 6760 +/- feet to the south line of 1128
lands now or formerly owned by National Lime & Stone Company 1129
(Marion County parcel Number 0903300023000), thence easterly 1130
with the south line of said National Lime & Stone Company parcel 1131
1380 +/- feet to the west limited access right-of-way of U.S. 1132
33, thence southerly along the said limited access right-of-way 1133
to the centerline of Likens Road (CR 167-B), thence westerly 1134
with the centerline of said Likens Road 5960 +/- feet to the 1135
beginning containing approximately 480 acres. 1136

Begin at the intersection of Likens Road (CR 167-B) and 1137
the easterly right of way of the Norfolk & Western Railroad, 1138
thence easterly with the centerline of Likens Road (CR 167-B) 1139
3220 +/- feet to the center of Scioto Drive, thence southerly 1140
along the center of Scioto Drive 1350 +/- feet to a cultivation 1141
line, thence westerly along a cultivation line and the north 1142
line of a stand of trees 3890 +/- feet to a fence line, thence 1143
northerly along a fence line 385 +/- feet to the easterly right 1144
of way of the Norfolk & Western Railroad, thence northwesterly 1145
along the said east right of way of the Norfolk & Western 1146
Railroad 1160 +/- feet to the beginning containing approximately 1147
110 acres. 1148

Pickaway County, Orient 1149

All of Pickaway County Parcel Number B0600010051700 1150
excepting that portion known as "Snake Island" and containing 1151

approximately 381 acres.	1152
Richland County, Mansfield	1153
All of Richland County Parcel: 0289003702006 (90.601 acres per Richland County Auditor)	1154 1155
All of Richland County Parcel: 0512050002000 (53.767 acres per Richland County Auditor)	1156 1157
All of Richland County Parcel: 0289050012000 (114.504 acres per Richland County Auditor)	1158 1159
A portion (approximately 40 acres) split out of Richland County Parcel: 0289050013000	1160 1161
Begin at the southwest corner of Richland County Parcel Number 0250901904000, said corner also being on the right of way of the CIC of Ashland Railroad, thence southeasterly along the south line of said Richland County Parcel Number 0250901904000, Richland County Parcel Numbers 0250900410000, 0250900708000, 0250901009000 and 0250901013000, 1880 feet +/-, to a corner, thence southerly along the west line of said parcel number 0250901013000, Richland County Parcel Numbers 0250901012000, 0250931861000 and 0250903512000, 840 feet +/-, to the center of Mansfield-Savannah Road (SR 545), thence southwesterly along the centerline of Mansfield-Savannah Road (SR 545), 160 +/- feet to a point 25 feet northeast of the centerline of a gravel drive to the west, thence, northwesterly, crossing through Richland County Parcel number 0289050013000, to a point being on the right of way of the CIC of Ashland Railroad and 960 linear feet southerly from the beginning, thence northerly, along the right of way of the CIC of Ashland Railroad 960 feet to the beginning containing approximately 40 acres.	1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179
A portion (approximately 24 acres) split out of Richland	1180

County Parcel: 0289050013000 1181

Begin at the northeast corner of Richland County Parcel 1182
Number 0289001703009, said corner also being in the centerline 1183
of Piper Road, thence, easterly, along the centerline of Piper 1184
Road, 990 feet +/- to the westerly right of way of the CIC of 1185
Ashland Railroad, thence, southerly, along the westerly right of 1186
way of the CIC of Ashland Railroad, 985 feet +/- to the top of 1187
bank of a stream, thence, southwesterly, along the top of bank 1188
of said stream, and the meanderings thereof, to the southeast 1189
corner of Richland County Parcel Number 0289001703000, thence, 1190
northerly, along the east line of Richland County Parcel Number 1191
0289001703000 and Richland County Parcel Number 0289001703009, 1192
680 +/- feet, to the beginning containing approximately 24 1193
acres. Together with all of Richland County Parcel Number 1194
0289001703009 (2.037 Acres) and Richland County Parcel Number 1195
0289001703000 (1.865 Acres) totaling approximately 28 acres. 1196

Ross County, Chillicothe 1197

All of Ross County Parcel Number 370914026000 (136.867 1198
acres per County Auditor) 1199

Begin at the northwest corner of lands now or formerly 1200
owned by Larry R. & Betty S. Oyer (Ross County parcel number 1201
261603438000), thence southwesterly along the west line of said 1202
Oyer lands and the west line of lands now or formerly owned by 1203
Kenowa MHP, LLC (Ross County parcel number 261603440000) 1330 1204
+/- feet to the north right-of-way limits of U.S. Route 35 (US 1205
35), thence with the said north right-of-way limits the 1206
following nine (9) courses and distances: (1) northwesterly 1475 1207
+/- feet, (2) northwesterly 995 +/- feet, (3) northwesterly 475 1208
+/- feet, (4) northwesterly 375 +/- feet, (5) northerly 405 +/- 1209
feet, (6) northeasterly 125 +/- feet, (7) northeasterly 145 +/- 1210

feet, (8) southeasterly 35 +/- feet, (9) northeasterly 55 +/- 1211
feet to the south right-of-way limits of Pleasant Valley Road, 1212
thence with the said south right-of-way limits of Pleasant 1213
Valley Road the following three (3) courses and distances: (1) 1214
southeasterly 710 +/- feet, (2) southwesterly 150 +/- feet, (3) 1215
southeasterly 2785 +/- feet to the beginning and containing 1216
approximately 90 acres. 1217

Begin at the southwest corner of lands now or formerly 1218
owned by The Union-Scioto School District (Ross County parcel 1219
number 261603481000), said corner also being on the northerly 1220
right-of-way limits of Pleasant Valley Road, thence 1221
northeasterly along the south line of said School District lands 1222
345 +/- feet to the southeast corner of said School District 1223
lands, thence northwesterly along the east line of said School 1224
District lands 1675 +/- feet to the south right-of-way limits of 1225
Moundsville Road, thence northeasterly along the south right-of- 1226
way limits of Moundsville Road 1545 +/- feet to the west line of 1227
an American Electric Power (AEP) Substation, thence 1228
northwesterly 8 +/- feet to the northwest corner of said AEP 1229
Substation, thence northeasterly 100 +/- feet to the northeast 1230
corner of said AEP Substation said corner also being on the 1231
westerly right-of-way limits of State Route 104 (SR 104), thence 1232
southeasterly along the said westerly right-of-way limits of 1233
State Route 104 (SR 104) 3170 +/- feet to an angle point in said 1234
right-of-way limits, thence southwesterly 90 +/- feet to the 1235
northerly right-of-way limits of Pleasant Valley Road, thence 1236
along the northerly right-of way limits of Pleasant Valley Road, 1237
and the meanderings thereof, to the beginning and containing 1238
approximately 86 acres. 1239

Begin at the southwest corner of lands now or formerly 1240
owned by The United States of America - Department of Interior 1241

(Ross County parcel number 261603481000) (Mound City Group 1242
National Monument) said corner also being in the centerline of 1243
State Route 104 (SR 104), thence northeasterly along the south 1244
line of said Mound City Group lands 2500 +/- feet to the low 1245
water mark on the west bank of the Scioto River, thence 1246
downstream with the westerly low water of the Scioto River, and 1247
the meanderings thereof to a point where the north fence line of 1248
a wastewater treatment facility projected intersects, thence 1249
westerly along the north fence line of the wastewater treatment 1250
facility to a point 30 feet east of the centerline of a north 1251
and south running drive, thence northerly along a line 30 feet 1252
distant and parallel to the centerline of the north and south 1253
running drive, and the meanderings thereof, to a point 30 feet 1254
south of the center of an east and west running drive, thence 1255
easterly along a line 30 feet distant and parallel to the 1256
centerline of the east and west running drive, and the 1257
meanderings thereof, to a point 200 feet north of a another 1258
north and south running drive, thence northerly along a line 200 1259
feet north of and parallel to the second mentioned drive, 1260
extended 3450 +/- feet to a point 60 feet distant from the south 1261
line of the above referenced south line of said Mound City Group 1262
lands, thence southwesterly along a line 60 feet distant and 1263
parallel to the south line of said Mound City Group lands 2140 1264
+/- feet to the center of State Route 401 (SR 104), thence 1265
northwesterly along the center of State Route 104 (SR 104) 60 1266
feet to the beginning and containing approximately 400 acres. 1267

Begin at the northeast corner of lands now or formerly 1268
owned by Thomas M. & Susan D. Notestone (Ross County parcel 1269
number 370915077000) said corner also being on the south line of 1270
lands now or formerly owned by Veterans Administration Hospital 1271
(Ross County parcel number 370915088600), thence along the south 1272

line of said Hospital lands the following three (3) courses and 1273
distances: (1) northeasterly 450 +/- feet, (2) southeasterly 80 1274
+/- feet, (3) northeasterly 360 +/- feet to a corner of State of 1275
Ohio lands (Ross County parcel number 370915088600), thence 1276
southeasterly along the common line of the said Hospital land 1277
and the State of Ohio lands extended into said State of Ohio 1278
lands 1200 feet to a point, thence southwesterly through said 1279
state of Ohio lands 780 +/- feet to a pole line, thence 1280
southeasterly along said pole line 2370 +/- feet to a point, 1281
thence southeasterly on a line 65 feet distant from and parallel 1282
to the edge of a paved drive 860 +/- feet to a line 70 feet 1283
distant and parallel to the south edge of a large barn, thence 1284
northeasterly with a line 70 feet distant and parallel to the 1285
south edge of said large barn 460 +/- feet to a point, thence 1286
northwesterly along a line 70 feet distant and parallel to the 1287
east edge of said large barn 155 +/- feet to a line parallel to 1288
the centerline of Moundsville Road, thence northeasterly on a 1289
line parallel to Moundsville Road 835 +/- feet to the westerly 1290
right-of-way limits of State Route 104 (SR 104), thence 1291
southeasterly along the westerly limits of State Route 104 (SR 1292
104) 420 +/- feet to a point, thence southwesterly along a line 1293
parallel to Moundsville Road 995 +/- feet to a point, thence 1294
southeasterly on a line parallel to the west right-of-way of 1295
State Route 104 (SR 104) 370 +/- feet to the north right-of-way 1296
limits of Moundsville Road, thence southwesterly along the north 1297
right-of-way of Moundsville Road 610 +/- feet to the southwest 1298
corner of lands now or formerly owned by The Union-Scioto School 1299
District (Ross County parcel number 370915086600), thence along 1300
the boundaries of the Union-Scioto School District lands 1301
District (Ross County parcel numbers 370915086600, 370915001600 1302
and 370915373000) the following four (4) courses and distances: 1303
(1) northwesterly 565 +/- feet, (2) southwesterly 745 +/- feet, 1304

(3) northwesterly 1105 +/- feet, (4) southwesterly 725 +/- feet 1305
to the east right-of-way limits of Sandusky Boulevard, thence 1306
northerly along the east right-of-way of Sandusky Boulevard and 1307
the meanderings thereof to a point where a fence line 1308
surrounding a water tower projects from the east, thence 1309
northeasterly along the fence surrounding the water tower to a 1310
corner in said fence, thence northwesterly along the fence to a 1311
point on the south line of lands now or formerly owned by Thomas 1312
& June Haynes (Ross County parcel number 370915158000), thence 1313
along the boundaries of said Haynes lands the following three 1314
(3) courses and distances: (1) northeasterly 410 +/- feet, (2) 1315
northwesterly 570 +/- feet, (3) southwesterly 420 +/- feet to 1316
the east right-of-way limits of Sandusky Boulevard, thence 1317
northerly along the east right-of-way of Sandusky Boulevard to 1318
the south line of the above referenced Notestone lands (Ross 1319
County parcel number 370915077000), thence along the boundaries 1320
of the said Notestone lands the following two (2) courses and 1321
distances: (1) northeasterly 240 +/- feet, (2) northwesterly 570 1322
+/- feet to the beginning and containing approximately 116 1323
acres. 1324

Begin at USA Monument No. 241, thence N 80° 05' 17" E, 1325
239.00 feet to USA Monument No. 242, thence N 81° 05' 45" E, 1326
461.65 feet to a point at a concrete fence post, thence S 07° 1327
11" 50" E, 668.82 feet to an iron pin, thence N 80° 27' 02" E, 1328
1086.14 feet to an iron pin, thence S 09° 36' 34" E, 433.1 feet 1329
to the low water mark on the west bank of the Scioto River, 1330
thence downstream with the westerly low water of the Scioto 1331
River, S 21° 00' 01" W, 820.0 feet and S 07° 41' 33" W, 1012.0 1332
feet to a corner of the Mound City Group National Monument, 1333
thence N 79° 29' 40" W, 194.0 feet to a point passing iron pins 1334
at 40.0 feet and 179.0 feet, thence N 24° 57' 37" W, 1057.32 1335

feet to an iron pin on the easterly line of a large ditch, 1336
thence S 81° 30' 41" W, 153.71 feet to an iron pin, thence S 24° 1337
43' 16" W, 116.66 to an iron pin, thence S 39° 30' 44" W, 125.11 1338
feet to an iron pin, thence S 86° 32' 09" W, 350.18 feet to an 1339
iron pin in the center of State Route 104 (SR 104), thence with 1340
the center of SR 104, N 13° 16' 45 ' W, 210.83 feet to a point, 1341
thence continuing with the centerline of SR 104, N 06° 51' 13" 1342
W, 1583.77 feet to a point, thence N 80° 55' 15" E, 16.34 feet 1343
to the beginning and containing approximately 65.0 acres. This 1344
description was taken from a survey by Thomas Stark, Ohio 1345
Professional Surveyor Number 6450, dated November 1980. 1346

Scioto County, Lucasville 1347

Begin at the southeast corner of lands now or formerly 1348
owned by Breeze Scioto, LLC (Scioto County parcel number 24- 1349
0069.000) said corner also being on the westerly right-of-way of 1350
U. S. Route 23, thence, southerly along the said westerly right- 1351
of-way 3440 +/- feet to the northwest corner of lands owned by 1352
the State of Ohio - Department of Transportation (Scioto County 1353
parcel number 24-1646.001), thence westerly with the north line 1354
of said Department of Transportation lands 685 +/- feet to the 1355
northwest corner of said Department of Transportation lands, 1356
thence southerly along said Department of Transportation lands 1357
945 +/- feet to the southwest corner of said Department of 1358
Transportation lands, thence easterly along said Department of 1359
Transportation lands and lands now or formerly owned by PGA 1360
Holdings, LLC (Scioto County parcel number 24-0395.000) to a 1361
point on the westerly right-of-way of U. S. 23, thence, 1362
southerly along the said westerly right-of-way to the northeast 1363
corner of lands now or formerly owned by Jeannine Shelpman (L\E) 1364
Amanda Eileen Kovernman (Scioto County parcel numbers 24- 1365
0507.000 & 24-0506.000), thence westerly along the northerly 1366

line of said Shelpman parcel 185 +/- feet to an angle point in 1367
said parcel line thence southwesterly along said Shelpman parcel 1368
850 +/- feet to the east bank of the Scioto River, thence 1369
northerly along the east bank of the Scioto River, and the 1370
meanderings thereof, to the southwest corner of lands now or 1371
formerly owned by Jack & Faye Turner (Scioto County parcel 1372
number 34-0047.000), thence westerly along the south line of 1373
said Turner parcel 1870 +/- feet to the southeast corner of said 1374
Turner parcel, thence northerly 505 +/- feet to the southwest 1375
corner of Landsdown Subdivision, thence easterly along the south 1376
line of said Subdivision 1415 +/- feet to the northwest corner 1377
of the above referenced Breeze Scioto LLC lands, thence 1378
southerly along the west line of said Breeze Scioto lands 500 1379
+/- feet to the southwest corner of said Breeze Scioto lands, 1380
thence easterly along the south line of said Breeze Scioto lands 1381
670 +/- feet to the beginning containing approximately 720 1382
acres. 1383

Begin at the southwest corner of Moulton Addition said 1384
corner also being on the east right-of-way of the railroad and 1385
also being on the north line of State of Ohio lands (Scioto 1386
County parcel number 24-1657.000), thence easterly with the said 1387
south line of Moulton Addition and the north line of said State 1388
of Ohio lands 310 +/- feet to the southwest corner of an 1389
unimproved alley in said addition thence northerly along the 1390
west side of said unimproved alley 120 +/- feet to the south 1391
line of Broad Street, thence easterly along the south line of 1392
Broad Street 15 +/- feet to the east line of the unimproved 1393
alley, thence southerly along the east side of said unimproved 1394
alley 120 +/- feet to a point on the south line of said Moulton 1395
Addition and the north line of said State of Ohio lands, thence 1396
easterly 2075 +/- feet to a corner common with the said State of 1397

Ohio parcel and a parcel now or formerly owned by Patty Kline 1398
Shuster, etal. (Scioto County parcel number 24-0273.000), thence 1399
northerly with the common line of the State of Ohio parcel and 1400
the Shuster parcel 250 +/- feet to another common corner of 1401
Shuster and the State of Ohio, thence easterly along the north 1402
line of said State of Ohio parcel and the south line of said 1403
Shuster parcel 965 +/- feet to an angle point in said north line 1404
and the southwest corner of another parcel now or formerly owned 1405
by Patty Kline Shuster, etal. (Scioto County parcel number 24- 1406
0274.000), thence continuing easterly along the north line of 1407
said State of Ohio parcel and the south line of said Shuster 1408
1680 +/- feet to the southeast corner of said Shuster parcel and 1409
the northeast corner of said State of Ohio parcel, thence 1410
southerly along the east line of said State of Ohio parcel and 1411
another State of Ohio parcel (Scioto County parcel number 24- 1412
1660.000) 1240 +/- feet to the southeast corner of the said 1413
State of Ohio parcel and the northeast corner of a parcel now or 1414
formerly owned by Michael L. & Mary M. Kidd (Scioto County 1415
parcel number 24-0260.000), thence with the north line of said 1416
Kidd parcel and the north line of a parcels now or formerly 1417
owned by Judy A. Newman (24-0368.000), Ronald E. & Melinda J. 1418
Arrick (24-1809.000) and Lake Mary Margaret, Inc. (24-0277.000) 1419
2230 +/- feet to the northwest corner of the said Lake Mary 1420
Margaret, Inc. parcel, thence southerly along the west line of 1421
the said Lake Mary Margaret, Inc. parcel 875 +/- feet to the 1422
northeast corner of another Lake Mary Margaret, Inc. parcel, 1423
thence westerly along the north line of said Lake Mary Margaret, 1424
Inc. parcel 430 +/- feet to the northwest corner of said Lake 1425
Mary Margaret, Inc. parcel, thence southeasterly along said Lake 1426
Mary Margaret, Inc. parcel 400 +/- feet to its southwest corner 1427
thence continuing southeasterly along said Lake Mary Margaret, 1428
Inc. parcel 295 +/- feet to its southeast corner, thence 1429

southerly along the west line of Lake Mary Margaret, Inc. parcel 1430
680 +/- feet to a point in the center of Cook Road (CR 30), 1431
thence southwesterly with the center of said Cook Road, and the 1432
meanderings thereof, to its intersection of the easterly right- 1433
of-way of the railroad, thence northwesterly along the easterly 1434
right-of-way of the railroad 4360 +/- feet to the beginning, 1435
excepting therefrom a 4.029 acre parcel now or formerly owned by 1436
Ohio Power (Scioto County parcel number 24-1846.000) and 1437
containing approximately 240 acres. 1438

Begin at the intersection of the centerline of Cook Road 1439
(CR 30) and the easterly right-of-way of the railroad, thence 1440
northeasterly along the center of said Cook Road, and the 1441
meanderings thereof, to the southwest corner of lands now or 1442
formerly owned by Anthony T. Arthurs (Scioto County parcel 1443
number 24-0317.000), thence southeasterly with said Arthurs land 1444
255 +/- feet to a corner of said Arthurs land, thence 1445
northeasterly with said Arthurs land 165 +/- feet to another 1446
corner of said Arthurs land, thence north westerly with said 1447
Arthurs land 195 +/- feet to a point on the south line of lands 1448
now or formerly owned by Christopher D. & Brittany E. Spencer 1449
(Scioto County parcel number 24-0428.000), thence northeasterly 1450
with said Spencer lands 95 +/- feet to a corner of said Spencer 1451
lands, thence northerly with said Spencer lands 145 +/- feet to 1452
another corner of said Spencer lands, thence northwesterly with 1453
said Spencer lands 50 +/- feet to another corner of said spencer 1454
lands, thence northerly along said Spencer lands 240 +/- feet to 1455
a point in the center of Cook Road (CR 30), thence northeasterly 1456
along the center of said Cook Road, and the meanderings thereof 1457
to the northwest corner of lands now or formerly owned by David 1458
A. & Lanette E. Wagner (Scioto County parcel number 24- 1459
0237.000), thence southerly with the west line of said Wagner 1460

lands 360 +/- feet to the southwest corner of said Wagner lands, 1461
thence westerly along the south line of said Wagner lands and a 1462
south line of lands now or formerly owned by Garlen D. & 1463
Patricia A. Shoemaker (Scioto County parcel number 24-0322.000) 1464
140 +/- feet to a corner of said Shoemaker lands, thence with 1465
the boundaries of said Shoemaker lands the following six (6) 1466
courses and distances: (1) southeasterly 245 +/- feet, (2) 1467
southeasterly 190 +/- feet, (3) southeasterly 145 +/- feet, (4) 1468
southeasterly 145 +/- feet, (5) northeasterly 145 +/- feet, (6) 1469
northeasterly 345 +/- feet to the southeast corner of another 1470
parcel of land now or formerly owned by Garlen D. & Patricia A. 1471
Shoemaker (Scioto County parcel number 24-0321.000), thence 1472
easterly along the south line of said Shoemaker lands and the 1473
south line of lands now or formerly owned by John R & Patricia 1474
A. Foit (Scioto County parcel number 24-0145.000) 685 +/- feet 1475
to the southeast corner of lands now or formerly owned by James 1476
A. & Sandra S. Riggs (Scioto County parcel number 24-0024.000), 1477
thence northeasterly along the south line of said Riggs land and 1478
the south line of lands now or formerly owned by Sheila 1479
Stevenson (Scioto County parcel numbers 24-0023.000 & 24- 1480
0022.000) 1080 +/- feet to the southeast corner of said 1481
Stevenson lands, thence northerly along the east line of said 1482
Stevenson lands 360 +/- feet to a point on the south line of 1483
lands now or formerly owned Melinda J. Arrick (Scioto County 1484
parcel number 24-0522.000), thence easterly along the south line 1485
of said Arrick lands and the south line of Violet Homesites 1486
Subdivision 1060 +/- feet to the northwest corner of lands now 1487
or formerly owned by Mark A. & Deborah D. Barnett (Scioto County 1488
parcel number 24-0157.000), thence with the boundaries of said 1489
Barnett lands (Scioto County parcel numbers 24-0157.000, 24- 1490
0156.000, 08-0319.000 & 08-0320.000) the following five (5) 1491
courses and distances: (1) southerly 465 +/- feet, (2) easterly 1492

700 +/- feet, (3) northeasterly 430 +/- feet, (4) northeasterly 1493
265 +/- feet, (5) easterly 220 +/- feet to the centerline of 1494
Lintz Hollow Road (TR 179), thence southerly with the center of 1495
said Lintz Hollow Road 145 +/- feet to the northeast corner of 1496
lands now or formerly owned by Ronald & Leslie Buckle (Scioto 1497
County parcel number 08-0878.000), thence with the boundaries of 1498
said Buckle lands (Scioto County parcel numbers 08-0878.000 & 1499
24-0877.000) the following ten (10) courses and distances: (1) 1500
southwesterly 350 +/- feet, (2) southwesterly 120 +/- feet, (3) 1501
southwesterly 370 +/- feet, (4) northerly 95 +/- feet, (5) 1502
northwesterly 210 +/- feet, (6) southwesterly 120 +/- feet, (7) 1503
southeasterly 255 +/- feet, (8) northeasterly 220 +/- feet, (9) 1504
southeasterly 150 +/- feet, (10) northeasterly 415 +/- feet to 1505
the northwest corner of lands now or formerly owned by Bonnie G. 1506
Davis (Scioto County parcel number 08-0393.000), thence 1507
southerly along the west line of said Davis lands and lands now 1508
or formerly owned by Lane & Debby Raiser (Scioto County parcel 1509
number 08-1539.001) and now or formerly owned by Leona Mullins 1510
(Scioto County parcel number 08-1539.000) 555 +/- feet to a 1511
point on the north line of lands now or formerly owned by 1512
Charles M. Lute (Scioto County parcel number 08-0541.000), 1513
thence westerly along the north line of said Lute lands 640 +/- 1514
feet to the northwest corner of said Lute lands, thence 1515
southerly along the west line of said Lute lands 1545 +/- feet to 1516
the southwest corner of said Lute lands, thence easterly along 1517
the south line of said Lute lands 1135 +/- feet to the northwest 1518
corner of lands now or formerly owned by Joseph Q. Johnson 1519
(Scioto County parcel number 08-0668.000), thence southerly 1520
along the west line of said Johnson lands (Scioto County parcel 1521
numbers 08-0668.000, 08-0463.000 & 08-0464.000) 2595 +/- feet to 1522
the northwest corner of lands now or formerly owned by Roger & 1523
Peggy King (Scioto County parcel number 08-0624.000), thence 1524

southwesterly along the west line of said King parcel and the 1525
west line of lands now or formerly owned by Bruce & Anita 1526
Mannien (Scioto County parcel number 08-0624.001) 1370 +/- feet 1527
to the northeast corner of lands now or formerly owned by 1528
Christopher D. & Tammay L. Bailey (Scioto County parcel number 1529
08-0530.000), thence with the north line of said Bailey lands 1530
and the north line of now or formerly owned by Patrick J. 1531
Phillips (Scioto County parcel number 08-530.003), Christopher 1532
A. Eldridge (Scioto County parcel number 08-530.001) and Andy R. 1533
& Carey L. Johnson (Scioto County parcel number 08-530.004), 1534
1035 +/- feet to the northeast corner of lands now or formerly 1535
owned by Ronald L. Sheets (Scioto County parcel number 24- 1536
0053.000), thence easterly along the north line of said Sheets 1537
lands 1225 +/- feet to the easterly right-of-way of Vern Riffe 1538
Drive (CR 505), thence northwesterly along the said easterly 1539
right-of-way, and the meanderings thereof, to the south line of 1540
lands now or formerly owned by Scioto County Joint Vocational 1541
School (Scioto County parcel numbers 24-1671.000 and 24- 1542
1672.000), thence with the boundaries of said school lands the 1543
following five (5) courses and distances: (1) easterly 440 +/- 1544
feet, (2) northerly 2100 +/- feet, (3) westerly 2100 +/- feet, 1545
(4) southerly 2100 +/- feet, (5) 1565 +/- feet to the westerly 1546
right-of-way of said Vern Riffe Drive, thence southeasterly 1547
along the said westerly right-of-way, and the meanderings 1548
thereof, to the north line of the above referenced Sheets lands 1549
(Scioto County parcel number 24-0053.000), thence westerly along 1550
the north line of said Sheets lands 1380 +/- feet to the east 1551
line of lands now or formerly owned by George L. Davis (Scioto 1552
County parcel number 24-0123.000), thence northerly along the 1553
east line of said Davis lands 1325 +/- feet to the northeast 1554
corner of said Davis lands, thence westerly along the north line 1555
of said Davis lands 2195 +/- feet to the easterly right-of-way 1556

of the railroad, thence northerly along the said easterly right- 1557
of-way, 1425 +/- feet to the southwest corner of lands now or 1558
formerly owned by Marietta & Darrell E. York (Scioto County 1559
parcel number 24-0255.000), thence with the boundaries of the 1560
said York lands the following three (3) courses and distances: 1561
(1) easterly 85 +/- feet, northerly 205 +/- feet, westerly 125 1562
+/- feet to the easterly right-of-way of the railroad, thence 1563
northerly along the said easterly right-of-way to lands known as 1564
Lucasville Sewer Plant (Scioto County parcel number 24- 1565
1643.000), thence with the boundaries of the Sewer Plant lands 1566
the following three (3) courses and distances: (1) northeasterly 1567
500 +/- feet, (2) northwesterly 360 +/- feet, (3) southwesterly 1568
500 +/- feet to the easterly right-of-way of the railroad, 1569
thence along the said easterly right-of-way of the railroad 890 1570
+/- feet to the beginning and containing approximately 667 1571
acres. 1572

Warren County, Lebanon 1573

Begin at the northwest corner of Warren County parcel 1574
number 11052000120, said corner also being on the south right- 1575
of-way line of State Route 63 (SR63) and the east line of 1576
Norfolk Southern Railroad lands (Warren County parcel number 1577
11055020030), thence westerly along the south right-of-way line 1578
of State Route 63 (SR63) 465 +/- feet to a fence line projected 1579
from the south, thence southerly along the fence line 650 +/- 1580
feet to the east line of the said Norfolk Southern Railroad 1581
lands, thence northwesterly along the said east line of the said 1582
Norfolk Southern Railroad lands 320 +/- feet to an angle point 1583
in the east line of the said Norfolk Southern Railroad lands, 1584
thence westerly along the said east line of the said Norfolk 1585
Southern Railroad lands 140 +/- feet to an angle point in the 1586
east line of the said Norfolk Southern Railroad lands, thence 1587

northwesterly along the said east line of the said Norfolk
Southern Railroad lands 570 +/- feet to the beginning and
containing approximately 3.2 acres.

Begin at the southeast corner of lands now or formerly
owned by Warren General Property (Warren County parcel number
11064000201) said corner also being on the north right-of-way
line of State Route 63 (SR 63), thence northerly along the east
line of said Warren General Property lands 2035 +/- feet to the
northeast corner of said Warren General Property lands, thence
westerly along the north line of said Warren General Property
lands 2635 +/- feet to the easterly right-of-way of North Union
Road, thence along the easterly right-of-way of North Union Road
3475 +/- feet to the southwest corner of lands now or formerly
owned by Warren County Commissioners (Warren County parcel
number 08313000040), thence easterly along the south line of
said Commissioners lands and lands now or formerly owned by FRL
Real Estate LLC (Warren County parcel number 08313000082) 2420
+/- feet to a point on the south line of said FRL Real Estate
lands and the northwest corner of lands now or formerly owned by
Grand Communities LTD. (Warren County parcel number
12362000190), thence southerly along the west line of said Grand
Communities LTD. lands 1400 +/- feet to a corner of Grand
Communities LTD. lands, thence westerly along said Grand
Communities LTD. lands 585 +/- feet to a corner of said Grand
Communities LTD. lands, thence southerly along said Grand
Communities LTD. lands extended 3685 +/- feet extended to a
fence line that surrounds a wastewater treatment facility,
thence westerly along the fence line 195 +/- feet to the
southerly top of bank of Shaker Creek, thence southwesterly
along the top of bank 270 +/- feet to a point, thence southerly
125 +/- feet to the north right-of-way line of State Route 63

(SR 63), thence westerly along the north right-of-way line of 1619
State Route 63 (SR 63) 750 +/- feet to the beginning and 1620
containing 292 acres. 1621

Begin at the southwest corner of lands now or formerly 1622
owned by Warren County Commissioners (Warren County parcel 1623
number 12364000010), said corner also being in the centerline of 1624
State Route 63 (SR 63), thence westerly with the center of State 1625
Route 63 (SR 63) 1255 +/- feet to the extension of a fence line 1626
from the north that surrounds a wastewater treatment facility, 1627
thence northerly along the fence line 280 +/- feet to a fence 1628
corner, thence westerly along the fence line 205 +/- feet to a 1629
point where the extension of the west line of lands now or 1630
formerly owned by Grand Communities LTD. (Warren County parcel 1631
number 12362000190), thence northerly along said extended line 1632
1870 +/- feet to a southwest corner of said Grand Communities 1633
LTD. lands, thence easterly along the south line of said Grand 1634
Communities, LTD. lands and the south line of lands now or 1635
formerly owned by Shaker Run Capital Funding (Warren County 1636
parcel number 12301000040), 6030 feet to a point on the west 1637
line of lands now or formerly owned by Otterbein Lebanon LLC 1638
(Warren County parcel number 12302000031), thence southerly 1639
along the west line of said Otterbein Lebanon LLC lands 1700 +/- 1640
feet to the extension of a fence line from the west that 1641
surrounds a Department of Transportation Outpost facility, 1642
thence westerly along the fence line 310 +/- feet to a fence 1643
corner, thence southerly along the fence line 435 +/- feet to 1644
the centerline of State Route 63 (SR 63), thence westerly along 1645
the centerline of State route 63 (SR 63) 455 +/- feet to the 1646
southeast corner of lands now or formerly owned by Cincinnati 1647
Gas & Electric (Warren County parcel number 12303000020), thence 1648
with the boundaries of the said Cincinnati Gas & Electric lands 1649

the following three (3) courses and distances: (1) northerly 330 +/- feet, (2) northwesterly 405 +/- feet, (3) southerly 560 +/- feet to the centerline of State Route 63 (SR 63), thence westerly along the centerline of State Route 63 (SR 63) 2155 +/- feet to the extension of a fence line projected from the northeast, thence northeasterly along the fence line 675 +/- feet to an angle point in the fence, thence northerly along the fence line 200 +/- feet to a fence corner, thence southwesterly along the fence line 320 +/- feet to a point on the north line of the above referenced Warren County Commissioners lands (Warren County parcel number 12364000010), thence with the boundaries of said County Commissioners lands the following two (2) courses and distances: (1) westerly 550 +/- feet, (2) southerly 435 +/- feet to the place of beginning containing approximately 273 acres.

Begin at the northeast corner of lands now or formerly owned by Leah Margaret White (Warren County parcel number 12294000010), said corner also being in the centerline of State Route 741 (SR 741), thence westerly along the north line of said White lands 2655 +/- feet to the northeast corner of said White lands, thence northerly along the projected west line of said White lands 3850 +/- feet to the southerly right-of-way line of State Route 63 (SR 63), thence with the said southerly right-of-way the following eleven (11) courses and distances: (1) easterly 1815 +/- feet, (2) southeasterly 52.09 feet, (3) southeasterly 201.00 feet, (4) southeasterly 253.18 feet, (5) southeasterly 50.25 feet, (6) southeasterly 33.54 feet, (7) northeasterly 276.16 feet, (8) easterly 100.04 feet, (9) easterly 150.01 feet, (10) easterly 250.20 feet, (11) southeasterly 32.74 feet to the westerly right-of-way of State Route 741 (SR 741), thence along the westerly right-of-way of

State Route 741 (SR 741) the following eight (8) courses and 1681
distances: (1) southwesterly 388.87 feet, (2) southwesterly 1682
186.75 feet, (3) southwesterly 187.79 feet, (4) southwesterly 1683
300.37 feet, (5) southwesterly 201.00 feet, (6) southwesterly 1684
654.38 feet, (7) southerly 52.04 feet, (8) southwesterly 240 +/- 1685
feet to the northeast corner of lands owned by The State of Ohio 1686
- Department of Transportation (Warren County parcel number 1687
12294000020), thence with the boundaries of said Department of 1688
Transportation lands the following three (3) courses and 1689
distances: (1) westerly 1645 +/- feet, (2) southerly 700 +/- 1690
feet, (3) easterly 1600 +/- feet to the centerline of State 1691
Route 741 (SR 741), thence southerly along the centerline of 1692
State Route 741 (SR 741) 880 +/- feet to the beginning and 1693
containing approximately 216 acres. 1694

All of Warren County parcel number 12281000030 1695

The foregoing legal descriptions may be corrected or 1696
modified by the Department of Administrative Services as 1697
necessary in order to facilitate the recording of the deed or 1698
deeds to define the description of the real estate identified as 1699
no longer obligatory by the state. 1700

(B) (1) The conveyance or conveyances include improvements 1701
and chattels situated on the real estate, and is or are subject 1702
to all easements, covenants, conditions, and restrictions of 1703
record; all legal highways and public rights-of-way; zoning, 1704
building, and other laws, ordinances, restrictions, and 1705
regulations; and real estate taxes and assessments not yet due 1706
and payable. The real estate shall be conveyed in "as-is, where- 1707
is, with all faults" condition. 1708

(2) The deed or deeds for the conveyance of the real 1709
estate may contain restrictions, covenants, exceptions, 1710

reservations, reversionary interests, and other terms and 1711
conditions the Director of Administrative Services determines to 1712
be in the best interest of the state. 1713

(3) Subsequent to the conveyance or conveyances, any 1714
restrictions, exceptions, reservations, reversionary interests, 1715
or other terms and conditions contained in the deed or deeds may 1716
be released by the state or the Department of Rehabilitation and 1717
Correction without the necessity of further legislation. 1718

(4) The deed or deeds shall contain restrictions 1719
prohibiting the purchaser or purchasers from occupying, using, 1720
developing, or selling the real estate if the occupation, use, 1721
development, or sale will interfere with the quiet enjoyment of 1722
neighboring state-owned land. 1723

(5) The real estate described in division (A) of this 1724
section shall be conveyed only if the Director of Administrative 1725
Services and the Director of Rehabilitation and Correction first 1726
have determined that the real estate is surplus real property no 1727
longer needed by the state and that the conveyance or 1728
conveyances are in the best interest of the state. 1729

(C) (1) The Director of Administrative Services and the 1730
Director of Rehabilitation and Correction shall offer the sale 1731
of the real estate in the manner described in divisions (C) (2) 1732
or (C) (3) of this section. 1733

(2) The Director of Administrative Services may offer the 1734
sale of the real estate to a purchaser or purchasers to be 1735
determined, through a negotiated real estate purchase agreement 1736
or agreements. 1737

Consideration for the conveyance of the real estate shall 1738
be at a price and at terms and conditions acceptable to the 1739

Director of Administrative Services and the Director of 1740
Rehabilitation and Correction. The consideration shall be paid 1741
at closing. 1742

(3) The Director of Administrative Services shall conduct 1743
a sale of the real estate by sealed bid auction or public 1744
auction, and the real estate shall be sold to the highest bidder 1745
at a price acceptable to the Director of Administrative Services 1746
and the Director of Rehabilitation and Correction. The Director 1747
of Administrative Services shall advertise the sealed bid 1748
auction or public auction by publication in a newspaper of 1749
general circulation in the county in which the real estate to be 1750
conveyed is located, once a week for three consecutive weeks 1751
before the date on which the sealed bids are to be opened or the 1752
public auction is to be held. The Director of Administrative 1753
Services shall notify the successful bidder in writing. The 1754
Director of Administrative Services may reject any or all bids. 1755

The purchaser or purchasers shall pay ten percent of the 1756
purchase price to the Director of Administrative Services not 1757
later than five business days after receiving the notice the bid 1758
has been accepted, and shall enter into a real estate purchase 1759
agreement, in the form prescribed by the Department of 1760
Administrative Services. Payment may be made by bank draft or 1761
certified check made payable to the Treasurer of State. The 1762
purchaser or purchasers shall submit the balance of the purchase 1763
price to the Director of Administrative Services not later than 1764
sixty days after receiving notice the bid has been accepted. A 1765
purchaser who does not complete the conditions of the sale as 1766
prescribed in this division shall forfeit as liquidated damages 1767
the ten percent of the purchase price paid to the state. If a 1768
purchaser fails to complete the purchase of the real estate, the 1769
Director of Administrative Services may accept the next highest 1770

bid, subject to the foregoing conditions. If the Director of 1771
Administrative Services rejects all bids, the Director may 1772
repeat the sealed bid auction or public auction, or may use an 1773
alternative sale process that is acceptable to the Director of 1774
Administrative Services and the Director of Rehabilitation and 1775
Correction. 1776

The Department of Rehabilitation and Correction shall pay 1777
advertising costs incident to the sale of the real estate. 1778

(D) The real estate described in division (A) of this 1779
section may be conveyed as an entire tract or as multiple 1780
parcels as determined by the Director of Administrative Services 1781
and the Director of Rehabilitation and Correction. The real 1782
estate described in division (A) of this section may be conveyed 1783
to a single purchaser or multiple purchasers as determined by 1784
the Director of Administrative Services and the Director of 1785
Rehabilitation and Correction. 1786

(E) Except as otherwise specified in this section, the 1787
purchaser or purchasers shall pay all costs associated with the 1788
purchase, closing, and conveyance of the real estate, including 1789
surveys, appraisals, title evidence, title insurance, transfer 1790
costs and fees, recording costs and fees, taxes, and any other 1791
fees, assessments, and costs that may be imposed. 1792

(F) The proceeds of the conveyance of facilities and 1793
interest in real estate sale or sales shall be deposited into 1794
the state treasury to the credit of the Adult and Juvenile 1795
Correctional Facilities Bond Retirement Fund in accordance with 1796
section 5120.092 of the Revised Code. 1797

(G) Upon payment of the purchase price, the Auditor of 1798
State, with the assistance of the Attorney General, shall 1799

prepare a deed or deeds to the real estate described in division 1800
(A) of this section. The deed or deeds shall state the 1801
consideration and shall be executed by the Governor in the name 1802
of the state, countersigned by the Secretary of State, sealed 1803
with the Great Seal of the State, presented in the Office of the 1804
Auditor of State for recording, and delivered to the purchaser 1805
or purchasers. The purchaser or purchasers shall present the 1806
deed or deeds for recording in the office of the county recorder 1807
of the county in which the real estate is located. 1808

(H) This section expires three years after its effective 1809
date. 1810

Section 9. (A) The Governor may execute a deed in the name 1811
of the state conveying to the selected Grantee or Grantees, 1812
their heirs, successors, and assigns to be determined in the 1813
manner provided in division (C) of this section, all of the 1814
state's right, title, and interest in the following described 1815
real estate: 1816

Situated in the City of East Liverpool, County of 1817
Columbiana and State of Ohio: 1818

TRACT NO. 1: 1819

Known as and being the East part of that certain Lot 1820
Numbered Five Hundred Forty-two (542), as said Lot is numbered 1821
and distinguished on the recorded plat of Josiah Thompson's 1822
First Addition to said City of East Liverpool, Ohio, and more 1823
particularly bounded and described by beginning at the Northwest 1824
corner of the intersection of Robinson (now East Fourth Street) 1825
and College Streets, and running thence on the West line of 1826
College Street Northward One Hundred Nine (109) feet to Pleasant 1827
Lane; thence on the South line of Pleasant Lane Westward thirty- 1828

six (36) feet; thence on a line parallel with said College Street southward One Hundred Nine (109) feet to a point on the North line of Robinson (now East Fourth) Street; thence on the North line of Robinson (now East Fourth) Street Eastward Thirty-six (36) feet to the place of beginning. Plat Book 1, Page 12.

Tax Parcel No. 37-08296.000 1834

TRACT NO. 2: 1835

Known as and being the southeast rectangular corner of Lot Number Five Hundred Forty-one (541), as said Lot is numbered and distinguished on the recorded plat of Josiah Thompson's First Addition to said City of East Liverpool, Ohio. Said part of said Lot herein described and hereby conveyed is bounded and more specifically described as follows, to wit: Beginning at the southeast corner of said Lot No. 541, which said place of beginning is the northwest corner of the intersection of College Street and Pleasant Lane; thence extending from said place of beginning North 33 feet with the east line of said Lot 541, to the northeast corner of the premises hereby conveyed; thence extending west $54 \frac{1}{2}$ feet, with a line parallel to and 33 feet distant north from the south line of said Lot No. 541, to the northwest corner of the premises hereby conveyed; thence extending south 33 feet, with a line parallel to and $54 \frac{1}{2}$ feet distant west from the east line of said Lot No. 541, to a point in the south line of said Lot No. 541; thence extending east $54 \frac{1}{2}$ feet, with the south line of said Lot No. 541, to said place of beginning. Said premises are otherwise described as follows: Bounded on the east by the west line of College Street; bounded on the south by the north line of Pleasant Lane; bounded on the West by a line parallel to and $54 \frac{1}{2}$ feet distant west from the west line of said College Street; and bounded on the north by a

line parallel to and 33 feet distant north from the north line 1859
of Pleasant Lane. For purposes of describing said premises, said 1860
College Street is considered to extend north and south, and said 1861
Pleasant Lane is considered to extend east and west. Plat Book 1862
1, Page 12. 1863

AND BEING the same property conveyed to Kent State 1864
University from the American National Red Cross by Warranty Deed 1865
dated April 28, 2009 and recorded May 14, 2009 in Book 1681, 1866
Page 470. (TRACTS 1 and 2) 1867

Tax Parcel No. 37-05974.000 1868

TRACT NO. 3: 1869

Known as and being that part of Lot Number Five Hundred 1870
Forty-two (542) as said Lot is numbered and distinguished on the 1871
recorded plat of Josiah Thompson's First Addition, Plat Book 1, 1872
Page 12, which is bounded and described as follows: 1873

Commencing at a point on the north side of Robinson 1874
Street, now known as East Fourth Street, thirty-six (36) feet 1875
eastward of the south west corner of said Lot, and running 1876
thence northward, in line parallel with Grove Alley, one hundred 1877
nine (109) feet to Pleasant Lane; thence with the south side of 1878
Pleasant Lane eastward thirty-seven (37) feet; thence in line 1879
parallel with College Street, southward one hundred nine (109) 1880
feet to the north side of Robinson Street, now known as East 1881
Fourth Street; thence with the north side of Robinson Street, 1882
now known as East Fourth Street, westward thirty-seven (37) feet 1883
to the place of beginning. 1884

Subject to all legal highways and easements of record. 1885

AND BEING the same property conveyed to Kent State 1886
University Board of Trustees from Kathleen P. Treasure, htta 1887

Kathleen P. Altdoerffer, married, by Warranty Deed dated April 26, 2008 and recorded May 9, 2008 in Book 1626, Page 450.	1888 1889
Tax Parcel No. 37-05208.000	1890
The foregoing legal description may be corrected or modified by the Department of Administrative Services as necessary in order to facilitate the recording of the deed.	1891 1892 1893
(B) (1) The conveyance shall include the improvements and chattels situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record; all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. The real estate shall be conveyed in an "as-is, where-is, with all faults" condition.	1894 1895 1896 1897 1898 1899 1900 1901
(2) The deed may contain restrictions, exceptions, reservations, reversionary interests, and other terms and conditions the Director of Administrative Services determines to be in the best interest of the state.	1902 1903 1904 1905
(3) Subsequent to the conveyance, any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed may be released by the state or Kent State University without the necessity of further legislation.	1906 1907 1908 1909 1910
The deed or deeds may contain restrictions prohibiting the grantee or grantees from occupying, using, developing, or selling the real estate if the occupation, use, development, or sale will interfere with the quiet enjoyment of neighboring state-owned land.	1911 1912 1913 1914 1915
(C) The Director of Administrative Services shall conduct	1916

a sale of the real estate by sealed bid auction or public 1917
auction, and the real estate shall be sold to the highest bidder 1918
at a price acceptable to the Director of Administrative Services 1919
and Kent State University. The Director of Administrative 1920
Services shall advertise the sealed bid auction or public 1921
auction by publication in a newspaper of general circulation in 1922
Columbiana County, once a week for three consecutive weeks 1923
before the date on which the sealed bids are to be opened or the 1924
public auction held. The Director of Administrative Services 1925
shall notify the successful bidder in writing. The Director of 1926
Administrative Services may reject any or all bids. 1927

The purchaser shall pay ten percent of the purchase price 1928
to the Director of Administrative Services not later than five 1929
business days after receiving the notice the bid has been 1930
accepted and shall enter into a real estate purchase agreement, 1931
in the form prescribed by the Department of Administrative 1932
Services. Payment shall be made by certified check made payable 1933
to the Treasurer of State. The purchaser shall submit the 1934
balance of the purchase price to the Director of Administrative 1935
Services at closing. A purchaser who does not complete the 1936
conditions of the sale as prescribed in this division shall 1937
forfeit as liquidated damages the ten percent of the purchase 1938
price paid to the state. If a purchaser fails to complete the 1939
purchase, the Director of Administrative Services may accept the 1940
next highest bid, subject to the foregoing conditions. If the 1941
Director of Administrative Services rejects all bids, the 1942
Director may repeat the sealed bid auction or public auction, or 1943
may use an alternative sale process that is acceptable to Kent 1944
State University. Any subsequent costs attributed to the 1945
marketing of a secondary sale shall be the responsibility of 1946
Kent State University. 1947

(D) The real estate described in division (A) of this section shall be sold as an entire tract and not in parcels. 1948
1949

(E) Purchaser shall pay all costs associated with the purchase, closing, and conveyance, including surveys, title evidence, title insurance, transfer costs and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed. 1950
1951
1952
1953
1954

(F) The net proceeds of the sale of the real estate shall be paid to Kent State University and deposited in the appropriate university accounts for the benefit of Kent State University. 1955
1956
1957
1958

(G) Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed conveying the real estate described in division (A) of this section to the purchaser. The deed shall state the consideration and shall be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the Grantee. The purchaser shall present the deed for recording in the Office of the Columbiana County Recorder. 1959
1960
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1968

(H) This section expires three years after its effective date. 1969
1970

Section 10. (A) The Governor may execute a deed in the name of the state conveying to the Board of Education of East Clinton Local School District ("Grantee"), its successors and assigns, all of the state's right, title, and interest in the following described real estate: 1971
1972
1973
1974
1975

Situated in the State of Ohio, County of Clinton, Village 1976

of New Vienna, Green Township and VMS#1078, and being a 15.00 1977
acres tract of land out of an original 100.72 acres tract (with 1978
exceptions) as conveyed to Leone H. Wolfe in Deed Book 252, Page 1979
540 (Parcel 2) at the Clinton County Recorder's Office, Clinton 1980
County, Ohio, said 15.000 acres being more particularly 1981
described as follows: 1982

Beginning at a PK nail found in the centerline of State 1983
Route 28, and in the southern boundary of said 100.72 tract; 1984

Thence, along said centerline of State Route 28 S 81 deg 1985
42' 35" W, a distance of 70.42 feet to a railroad spike set in 1986
said centerline of State Route 28; 1987

Thence, crossing said State Route 28, and crossing said 1988
100.72 acres tract N 08 deg 25' 32" W a distance of 172.73 feet 1989
to an iron pin set; 1990

Thence, crossing said 100.72 acres tract, S 81 deg 34' 28" 1991
W a distance of 305.70 feet to an iron pin set in the eastern 1992
boundary of Lot 6M of Wilbur Huffman Subdivision of record with 1993
said Recorder's Office as an extension of the Village of New 1994
Vienna; 1995

Thence, along the western boundary of said 100.72 acres 1996
tract and the eastern boundary of said Wilbur Huffman 1997
Subdivision, N 43 deg 30' 03" W, a distance of 346.10 feet to an 1998
iron pin set at the northeastern corner of Lot 1M of said Wilbur 1999
Huffman Subdivision, at a northwestern corner of said 100.72 2000
acres tract, and in the southern boundary of a 0.36 acres tract 2001
as conveyed to Thomas J. Hicks of record in Deed Book 82, Page 2002
96 at said Recorder's Office; 2003

Thence, along a northern boundary of said 100.72 acres 2004
tract and the southern boundaries of the following tracts: 2005

0.46 acres to L. & D. Barley in Deed Book 117, Page 201;	2006
0.61 acres to Charles & Maxine M. Clark in Deed Book 273, Page 264,	2007 2008
0.64 acres to Robert & Ann M. Norman in Deed Book 95, Page 521,	2009 2010
0.48 acres to Wilma J. Crossham in Deed Book 175, Page 99,	2011
0.34 acres to Kristopher R. Cochran in deed Book 120, Page 789,	2012 2013
N45 deg 30' 00" E a distance of 516.12 feet to an iron pin set at the southeastern corner of said 0.34 acres tract;	2014 2015
Thence, along the eastern boundary of said 0.34 acres tract and a western boundary of said 100.72 acres tract, N 45 deg 01' 35" W a distance of 22.44 feet to an iron pin set in the eastern boundary of said 0.34 acres tract, in a western boundary of said 100.72 acres tract, and at the southwestern corner of a 0.500 acres tract as conveyed to Virginia Hilderbrant as recorded in Deed Book 230, Page 131 at said Recorder's Office;	2016 2017 2018 2019 2020 2021 2022
Thence along a northern boundary of said 100.72 acres tract and the southern boundaries of said 0.500 acres Hilderbrant tract and a 0.439 acres tract as conveyed to G. L. P. and Brewer J. Brewer of record in Deed Book 286, Page 876 at said Recorder's Office, N 46 deg 22' 32" E (passing an iron pin found at the southwestern corner of said 0.439 acres tract at a distance of 223.44 feet) a total distance of 319.44 feet to an iron pin set; at the southeastern corner of said 0.439 acres tract and in the northern boundary of said 100.72 acres tract;	2023 2024 2025 2026 2027 2028 2029 2030 2031
Thence crossing said 100.72 acres tract the following two courses:	2032 2033

1) S 44 deg 02' 41" E a distance of 400.00 feet to an iron pin set; 2034
2035

2) S 35 deg 54' 34" E a distance of 740.37 feet to a railroad spike set in the southern boundary of said 100.72 acres tract and in the centerline of said State Route 28; 2036
2037
2038

Thence along the centerline of said State Route 28 and the southern boundary of said 100.72 acres tract S 83 deg 16' 45" W a distance of 664.73 feet to the point of beginning containing 15.000 acres more or less, and being subject to all easements, restrictions and right-of-ways (if any) or previous record. 2039
2040
2041
2042
2043

This description was prepared by Civil Engineering Associates, Inc., Columbus, Ohio from an actual field survey of the premises in September of 1995. The basis of bearings is N 45 deg 30' 00" E for a northern boundary of said 100.72 acres tract as conveyed in Deed Book 252, Page 540. 2044
2045
2046
2047
2048

The foregoing legal description may be corrected or modified by the Department of Administrative Services as necessary in order to facilitate the recording of the deed. 2049
2050
2051

(B) The real estate was originally conveyed to the state as collateral for school construction facility bonds. Once the construction project was completed, the intention was for the state to convey title of this real estate to the East Clinton Local School District. The purpose of this legislation is to fulfill this intention. 2052
2053
2054
2055
2056
2057

(C) The real estate described in division (A) of this section shall be conveyed as an entire tract and not in parcels. 2058
2059

(D) Consideration for the conveyance of the real estate described in division (A) of this section is \$1. 2060
2061

(E) The grantee shall pay all costs associated with the purchase and conveyance of the real estate including recording costs and fees.

(F) The net proceeds of the conveyance shall be deposited into the state treasury to the credit of the General Revenue Fund.

(G) Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the real estate. The deed shall state the consideration and the terms and conditions of the conveyance. The deed shall be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the grantee. The grantee shall present the deed for recording in the Office of the Clinton County Recorder.

(H) This section shall expire three years after its effective date.

Section 11. (A) The Governor may execute a deed in the name of the state conveying to the Board of Education of the Northridge Local School District, and to its successors and assigns, all of the state's right, title, and interest in the following described real estate:

Situated in the Township of Liberty, County of Licking and State of Ohio, and bounded as described as follows:

Being in range fourteen (14), township three (3) and quarter township number one (1), of the United States Military Tract and being a part of lot number four (4) in the plat survey of Bushnell, the County Surveyor, lying in the west half of

Quarter Township or section number one (1) and being in the same 2091
real estate conveyed to Ralph L. Parrill and Donna J. Parrill 2092
and Donald Parrill and C. Katharine Parrill by Alfred M. Kass 2093
and Frank Kass, Trustees of the Joseph F. Kass Trust, by deed 2094
dated September 22, 1977 and recorded in deed record volume 767, 2095
page 544, and being more particularly described as follows: 2096

Beginning at a point in the centerline of U. S. Highway 2097
Route (62) and the intersection of the west boundary of said lot 2098
number four (4); 2099

Thence, continuing southward along the west boundary of 2100
lot number (4) a distance of 2,303 feet to a point which marks 2101
the southern boundary of lot number four (4) and the northern 2102
boundary of lot number seven (7); 2103

Thence, eastward along the common boundary of lot number 2104
(4) and lot number seven (7) a distance of 560 feet to a point, 2105
which is also 786.4 feet from the eastern boundary of lot number 2106
four (4); 2107

Thence, northward on a line parallel to the western 2108
boundary of lot number four (4) a distance of 2,643 feet to a 2109
point in the centerline of U. S. Highway Route 62; 2110

Thence southwestwardly along the centerline of U. S. 2111
Highway Route 62 to the point at the intersection of U. S. 2112
Highway Route 62 to the point at the intersection of U. S. 2113
Highway Route 62 and the western boundary of lot number four (4) 2114
which is the point of beginning and containing 31.792 acres more 2115
or less subject to all rights of way, easements and 2116
restrictions, if any, of previous record. 2117

EXCEPTING THEREFROM THE FOLLOWING: 2118

Situate in the State of Ohio, the County of Licking, the 2119

Township of Liberty, being part of Lot No. 4 in the First 2120
Quarter of Township No. 3, Range No. 14, U. S. M. Lands, also 2121
being part of a 31.792 Acre Tract conveyed to Ralph L. and Donna 2122
J. Parrill, as the same is shown of record in Official Record 2123
Book No. 14, Page No. 772 in the records of the Recorder's 2124
Office, Licking County, Ohio and being more particularly 2125
described as follows. 2126

Beginning at a point in U. S. Route No. 62 (Johnstown- 2127
Utica Road), said point being North 60°31'00" East, a distance 2128
of 371.98 feet from a point where the Westerly line of Lot No. 4 2129
intersects the centerline of U. S. Route No. 62 (Johnstown-Utica 2130
Road); 2131

Thence, from said point of beginning, North 60°31'00" East 2132
and along the centerline of U. S. Route No. 62 (Johnstown-Utica 2133
Road) and along the Northerly line of the above mentioned 31.792 2134
Acre Tract, a distance of 299.98 feet to a point; 2135

Thence, South 04°04'07" West and along the Easterly line 2136
of said 31.792 Acre Tract and along the Westerly line of a 2137
certain 51.508 Acre Tract conveyed to Donald and C. Katherine 2138
Parrill, as shown of record in Official Record Book No. 14, Page 2139
768 and passing an Iron Pin on line at 54.00 feet, a distance of 2140
431.80 feet to an Iron Pin; 2141

Thence, North 85°55'53" West, a distance of 250.00 feet to 2142
an Iron Pin; 2143

Thence, North 04°04'07" East and parallel to the Easterly 2144
line of said 31.792 Acre Tract and passing an Iron Pin on line 2145
at 212.00 feet, a distance of 266.00 feet to the place of 2146
beginning and containing 2.002 Acres, subject to all easements 2147
and/or restrictions shown of record, also subject to all legal 2148

right-of-way. Leaving after said exception 29.790 acres, more or
less. 2149
2150

Prior Instrument Reference: Official Record 915 Page 925 2151
PPN: 39-114834-01.000 2152

The foregoing legal description may be corrected or 2153
modified by the Department of Administrative Services as 2154
necessary in order to facilitate the recording of the deed. 2155

(B) Consideration for the conveyance of the real estate is 2156
\$1. 2157

(C) The real estate shall be sold as an entire tract and 2158
not in parcels. 2159

(D) The Auditor of State, with the assistance of the 2160
Attorney General, shall prepare a deed to the real estate. The 2161
deed shall state the consideration and shall be executed by the 2162
Governor in the name of the state, countersigned by the 2163
Secretary of State, sealed with the Great Seal of the State, 2164
presented in the Office of the Auditor of State for recording, 2165
and delivered to the grantee. The grantee shall present the deed 2166
for recording in the Office of the Licking County Recorder. 2167

(E) The grantee shall pay the costs of the conveyance of 2168
the real estate, including recordation costs of the deed. 2169

(F) The net proceeds of the conveyance shall be deposited 2170
into the state treasury to the credit of the General Revenue 2171
Fund. 2172

(G) This section expires three years after its effective 2173
date. 2174

Section 12. (A) Notwithstanding division (A) (5) of section 2175
123.01 of the Revised Code, the Director of Administrative 2176

Services may execute a perpetual easement in the name of the 2177
state granting to the City of Piqua and to its successors and 2178
assigns, a perpetual water line easement located at the Johnston 2179
Farm and Indian Agency Historic Site and legally described as 2180
follows: 2181

Situated in Section 6, Town 6, Range 6 East, City of 2182
Piqua, Miami County, Ohio being Lot 8138 as conveyed to the 2183
State of Ohio in D.B. 426 Page 70 of the Miami County Recorder's 2184
Office and being more particularly described as follows: 2185

Commencing at the southeast corner of the above referenced 2186
Lot 8138, being the southwest corner of a tract of land conveyed 2187
to the Ohio Historical Society; 2188

Thence along a southerly line of Lot 8138, N72°45'13"W a 2189
distance of 161.22 feet; 2190

Thence continuing along a southerly line of Lot 8138, 2191
N34°47'23"W a distance of 200.22 feet to the True Point of 2192
Beginning; 2193

Thence continuing along said southerly line, N34°47'23"W a 2194
distance of 25.87 feet; 2195

Thence along lines through said Lot 8138, S85°25'01"E a 2196
distance of 277.88 feet to a point in the east line of said Lot 2197
8138; 2198

Thence along the east line of said lot, S29°19'07"W a 2199
distance of 22.02 feet; 2200

Thence along a line through said Lot 8138, N85°25'01"W a 2201
distance of 252.26 to the Point of Beginning. 2202

The above described parcel containing 5,301 square feet 2203
more or less. 2204

The foregoing legal description may be corrected or 2205
modified by the Department of Administrative Services as 2206
necessary in order to facilitate the recording of the easement. 2207

(B) The perpetual easement shall state the obligations of, 2208
and the duties to be observed and performed by, the City of 2209
Piqua, Ohio, with regard to the perpetual easement, and shall 2210
require the City of Piqua, Ohio, to assume perpetual 2211
responsibility for operating, maintaining, repairing, 2212
reconstructing, and replacing an existing water supply line on 2213
the real estate. 2214

(C) The consideration for the granting of this easement is 2215
\$426. 2216

(D) The Director of Administrative Services, with the 2217
assistance of the Attorney General, shall prepare and execute 2218
the perpetual easement document. The perpetual easement shall 2219
state the consideration and the terms and conditions for the 2220
granting of the perpetual easement. The perpetual easement shall 2221
be executed by the Director of Administrative Services in the 2222
name of the state, presented in the Office of the Auditor of 2223
State for recording, and delivered to the City of Piqua, Ohio. 2224
The City of Piqua, Ohio, shall present the perpetual easement 2225
for recording in the Office of the Miami County Recorder. The 2226
City of Piqua, Ohio, shall pay the recording costs and fees. 2227

(E) This section expires three years after its effective 2228
date. 2229

Section 13. (A) The Governor may execute a deed in the 2230
name of the state conveying to the Board of Trustees of the 2231
Columbus Metropolitan Library, a county library district, (body 2232
politic and corporate pursuant to section 3375.33 of the Revised 2233

Code) ("Grantee") its successors and assigns, all of the state's 2234
right, title, and interest in the following described real 2235
estate: 2236

Tract One 2237

0.278 ACRE TRACT 2238

Situated in the State of Ohio, County of Franklin, City of 2239
Columbus, being all of Lot 28 and part of Lot 29 of the Eastwood 2240
Heights Addition Plat Book 4, Page 109 as conveyed to The Ohio 2241
State University by deed of record in Instrument No. 2242
199904090088853 as recorded in the Franklin County Recorder's 2243
Office and being further described as follows: 2244

Beginning at a mag nail set in the northerly line of Lot 2245
29 at the intersection of the extension of the southerly 2246
existing right of way line of Eastwood Avenue (50' Wide) and the 2247
westerly line of a 0.016 acre tract located in Lot 29 and 2248
conveyed as right of way to the City of Columbus in Official 2249
Record 7778, Page C07; 2250

Thence South 03°52'26" West, a distance of 139.95 feet 2251
leaving said southerly existing right of way line and passing 2252
through said Lot 29 to a ¾" iron pipe found in the southerly 2253
line of Lot 29 at the intersection of the extension of the 2254
northerly existing right of way line of Elmwood Alley (20' 2255
Wide); 2256

Thence North 87°37'31" West, a distance of 86.67 feet in 2257
the southerly line of Lots 29 and 28 along said northerly 2258
existing right of way line to a ¾" iron pipe at the 2259
southeasterly corner of Lot 27 and a parcel of land conveyed to 2260
Surreal Estate, LLC by deed of record in Instrument No. 2261
201510090143918; 2262

Thence North 03°52'26" East, a distance of 139.95 feet 2263
leaving said northerly existing right of way line and along the 2264
easterly line of Lot 27 and said Surreal Estate parcel to a ¾" 2265
iron pipe found on the southerly existing right of way line of 2266
Eastwood Avenue and being the northeasterly corner of Lot 27 and 2267
said Surreal Estate parcel; 2268

Thence South 87°37'31" East, a distance of 86.67 feet in 2269
the northerly line of Lots 28 and 29 along the southerly 2270
existing right of way line of Eastwood Avenue to the TRUE POINT 2271
OF BEGINNING and containing 0.278 acres, more or less, of which 2272
0.016 acres as conveyed to the City of Columbus in Official 2273
Record 7778, Page B19 are within the present road occupied. 2274

Of the above described tract, 0.147 acres, more or less, 2275
are located within Auditor's Parcel No. 010-051904 and 0.131 2276
acres (PRO 0.016 acres), more or less, are located within 2277
Auditor's Parcel No. 010-018902. 2278

The basis of bearing of South 85°58'02" East on the 2279
southerly existing right of way line of Long Street is 2280
referenced to the State Plane Coordinate System South Zone NAD 2281
83 (NSRS 2011). 2282

This description was prepared by Tony W. Meacham, Ohio 2283
Professional Surveyor No. 7799 from an actual field survey 2284
performed in 2016 by Korda/Nemeth Engineering, Inc. 2285

Iron pins set are 5/8" x 30" rebar topped by an orange cap 2286
stamped "KNE PS NO. 7799." 2287

Tract Two 2288

0.299 ACRE TRACT 2289

Situated in the State of Ohio, County of Franklin, City of 2290

Columbus, being all of Lots 30-31 of the Eastwood Heights 2291
Addition Plat Book 4, Page 109 as conveyed to The Ohio State 2292
University by deed of record in Instrument No. 199904090088853 2293
as recorded in the Franklin County Recorder's Office and being 2294
further described as follows: 2295

Beginning at a mag nail set at the intersection of the 2296
northerly existing right of way line of Eastwood Avenue (50' 2297
Wide) and the westerly existing right of way line of Taylor 2298
Avenue (Width Varies), said intersection also being the 2299
southeasterly corner of Lot 30 of the Eastwood Heights Addition; 2300

Thence North 87°37'31" West, a distance of 89.37 feet 2301
along said northerly existing right of way line to a ¾" iron 2302
pipe found at the southeasterly corner of Lot 32 and a parcel of 2303
land conveyed to Kenneth A. Fischer by deed of record in 2304
Instrument No. 199903290076857; 2305

Thence North 03°52'26" East, a distance of 146.85 feet 2306
leaving said northerly existing right of way line and along the 2307
easterly line of Lot 32 and said Fischer parcel to an iron pin 2308
set on the southerly existing right of way line of Maplewood 2309
Alley (20' Wide) and being the northeasterly corner of Lot 32 2310
and said Fischer parcel; 2311

Thence South 85°58'02" East, a distance of 89.34 feet 2312
leaving the easterly line of Lot 32 and said Fischer parcel 2313
along said southerly existing right of way line to a mag nail 2314
set at the intersection of said southerly existing right of way 2315
line and the westerly existing right of way line of Taylor 2316
Avenue (Width Varies); 2317

Thence South 03°52'26" West, a distance of 144.26 feet 2318
leaving said southerly existing right of way line and along said 2319

westerly existing right of way line to the TRUE POINT OF 2320
BEGINNING and containing 0.299 acres, more or less, of which 2321
0.000 acres are within the present road occupied. 2322

Of the above described tract, 0.149 acres, more or less, 2323
are located within Auditor's Parcel No. 010-009288, and 0.150 2324
acres, more or less, are located within Auditor's Parcel No. 2325
010-034261. 2326

The basis of bearing of South 85°58'02" East on the 2327
southerly existing right of way line of Long Street is 2328
referenced to the State Plane Coordinate System South Zone NAD 2329
83 (NSRS 2011). 2330

This description was prepared by Tony W. Meacham, Ohio 2331
Professional Surveyor No. 7799 from an actual field survey 2332
performed in 2016 by Korda/Nemeth Engineering, Inc. 2333

Iron pins set are 5/8" x 30" rebar topped by an orange cap 2334
stamped "KNE PS NO. 7799." 2335

Tract Three 2336

0.723 ACRE TRACT 2337

Situated in the State of Ohio, County of Franklin, City of 2338
Columbus, being part of Lot 71 and all of Lots 72-75 of the 2339
Eastwood Heights Addition Plat Book 4, Page 109 as conveyed to 2340
The Ohio State University by deed of record in Instrument No. 2341
199904090088853 as recorded in the Franklin County Recorder's 2342
Office and being further described as follows: 2343

Beginning at a mag nail set at the intersection of the 2344
southerly existing right of way line of Long Street (70' Wide) 2345
and the westerly existing right of way line of Taylor Avenue 2346
(Width Varies), said intersection also being the northeasterly 2347

corner of Lot 75 of the Eastwood Heights Addition; 2348

Thence South 03°52'26" West, a distance of 149.59 feet 2349
along said westerly existing right of way line and the easterly 2350
line of Lot 75 to a mag nail set at the intersection of said 2351
westerly existing right of way line and the northerly existing 2352
right of way line of Maplewood Alley (20' Wide); 2353

Thence North 85°58'02" West, a distance of 210.42 feet 2354
leaving said westerly existing right of way line and the 2355
southeasterly corner of Lot 75, in the southerly line of Lots 75 2356
through 71 and along said northerly existing right of way line 2357
to an iron pin set at the southeasterly corner of a parcel of 2358
land conveyed to Daniel E. Laprade by deed of record in 2359
Instrument No. 199903290076857; 2360

Thence North 03°52'26" East, a distance of 149.59 feet 2361
along the easterly line of said Daniel E. Laprade parcel and 2362
through Lot 71 of the Eastwood Heights Addition to a ¾" iron 2363
pipe found at the southerly existing right of way line of Long 2364
Street; 2365

Thence South 85°58'02" East, a distance of 210.42 feet 2366
leaving the easterly line of said Daniel E. Laprade parcel and 2367
in the northerly line of Lots 71 through 75 and along said 2368
southerly existing right of way line to the TRUE POINT OF 2369
BEGINNING and containing 0.723 acres, more or less, of which 2370
0.000 acres are within the present road occupied. 2371

Of the above described tract, 0.109 acres, more or less, 2372
are located within Auditor's Parcel No. 010-008037, 0.153 acres, 2373
more or less, are located within Auditor's Parcel No. 010- 2374
018858, 0.077 acres, more or less, are located within Auditor's 2375
Parcel No. 010-015832, 0.077 acres, more or less, are located 2376

within Auditor's Parcel No. 010-003205, 0.077 acres, more or
less, are located within Auditor's Parcel No. 010-023435 and
0.230 acres, more or less, are located within Auditor's Parcel
No. 010-028592.

The basis of bearing of South 85°58'02" East on the
southerly existing right of way line of Long Street is
referenced to the State Plane Coordinate System South Zone NAD
83 (NSRS 2011).

This description was prepared by Tony W. Meacham, Ohio
Professional Surveyor No. 7799 from an actual field survey
performed in 2016 by Korda/Nemeth Engineering, Inc.

Iron pins set are 5/8" x 30" rebar topped by an orange cap
stamped "KNE PS NO. 7799."

The foregoing legal description may be corrected or
modified by the Department of Administrative Services as
necessary in order to facilitate the recording of the deed.

(B) (1) The conveyance shall include the improvements
situated on the real estate, and is subject to all easements,
covenants, conditions, and restrictions of record; all legal
highways and public rights-of-way; zoning, building, and other
laws, ordinances, restrictions, and regulations; and real estate
taxes and assessments not yet due and payable. The real estate
shall be conveyed in an "as-is, where-is, with all faults"
condition.

(2) The deed for the conveyance of the subject real estate
may contain restrictions, exceptions, reservations, reversionary
interests, and other terms and conditions specified in the real
estate purchase agreement entered into by the parties, and/or
the resolution adopted by the Board of Trustees of The Ohio

State University approving the sale. 2406

(3) Subsequent to the conveyance, any restrictions, 2407
exceptions, reservations, reversionary interests, or other terms 2408
and conditions contained in the deed may be released by the 2409
Board of Trustees of The Ohio State University without the 2410
necessity of further legislation. 2411

(C) Consideration for the conveyance of the real estate 2412
described in division (A) of this section is \$187,000. 2413

(D) Each of the tracts described in division (A) of this 2414
section shall be conveyed in its entirety and may not be 2415
conveyed as a portion of any tract. 2416

(E) All costs associated with the purchase, closing, and 2417
conveyance of the real estate described in division (A) of this 2418
section shall be paid by the grantee and The Ohio State 2419
University in the manner provided for in the real estate 2420
purchase agreement. 2421

The net proceeds of the sale shall be deposited into 2422
university accounts for purposes to be determined by the Board 2423
of Trustees of The Ohio State University. 2424

(F) Subsequent to the effective date of this act, the 2425
Department of Administrative Services shall request the Auditor 2426
of State, with the assistance of the Attorney General, to 2427
prepare a deed for the conveyance of the real estate described 2428
in division (A) of this section. The deed shall state the 2429
consideration and shall be executed by the Governor in the name 2430
of the state, countersigned by the Secretary of State, sealed 2431
with the Great Seal of the State, presented in the Office of the 2432
Auditor of State for recording, and delivered to the Grantee. 2433
The Grantee shall present the deed for recording in the Office 2434

of the Franklin County Recorder. 2435

(G) This section expires three years after its effective 2436
date. 2437

Section 14. (A) The Governor may execute a deed in the 2438
name of the state conveying to GZD Investments LLC, an Ohio 2439
limited liability company ("Grantee"), and to its successors and 2440
assigns, or to an alternate grantee as set forth below in 2441
division (C) of this section, all of the state's right, title, 2442
and interest in the following described real estate: 2443

PARCEL 1 2444

Situate in the State of Ohio, County of Franklin, City of 2445
Gahanna, being located in Quarter Township 1, Township 1, Range 2446
17, United States Military Lands and being part of the 22.950 2447
acre tract conveyed to The Vista at Rocky Fork, Limited 2448
Partnership, by deed of record in Official Record 15946B20, all 2449
references being to records in the Recorder's Office, Franklin 2450
County, Ohio and bounded and described as follows: 2451

Beginning at a point in the westerly right-of-way line of 2452
Hamilton Road at the southwesterly corner of a 1.152 acre tract 2453
conveyed to The City of Gahanna, by deed of record in Official 2454
Record 15946B09, said point also being in the southerly line of 2455
said The Vista at Rocky Fork L.P. 22.950 acre tract, the 2456
northerly line of the 57.265 acre tract conveyed to Academy 2457
Development Limited Partnership, by deed of record in Official 2458
Record 15030C06; 2459

thence North 85° 51' 10" West, along said northerly line 2460
of the Academy Development L.P. 57.265 acre tract, a distance of 2461
485.00 feet to a point; 2462

thence North 15° 23' 12" East, a distance of 74.20 feet to 2463

a point; 2464

thence North 67° 00' 00" East, a distance of 215.00 feet 2465
to a point; 2466

thence North 89° 00' 00" East, a distance of 180.00 feet 2467
to a point; 2468

thence South 85° 50' 13" East, a distance of 100.00 feet 2469
to a point in the westerly right-of-way line of Hamilton Road, 2470
the westerly line of the City of Gahanna 1.152 acre tract; 2471

thence South 4° 09' 47" West, along said right-of-way line 2472
of Hamilton Road, being 50 feet westerly, as measured at right 2473
angles and parallel with the centerline of Hamilton Road, a 2474
distance of 187.00 feet to the place of beginning, containing 2475
1.713 acres, more or less. 2476

Franklin County Parcel No. 025-009951-00 2477

Prior Instrument Reference: 199803200064415 2478

PARCEL 2 2479

Being situated in the City of Gahanna, Franklin County, 2480
Ohio and being more particularly described as follows: 2481

Being Lot 1 of Lion Academy Village as the same is 2482
numbered and delineated upon the recorded plat thereof, of 2483
record in Plat Book 75, Page 99, Recorder's Office, Franklin 2484
County, Ohio. 2485

Franklin County Parcel No. 025-009952-00 2486

Prior Instrument Reference: 199803200064417 2487

The foregoing legal description may be corrected or 2488
modified by the Department of Administrative Services as 2489
necessary in order to facilitate the recording of the deed. 2490

(B) (1) The conveyance shall include the improvements and 2491
chattels situated on the real estate, and is subject to all 2492
easements, covenants, conditions, and restrictions of record; 2493
all legal highways and public rights-of-way; zoning, building, 2494
and other laws, ordinances, restrictions, and regulations; and 2495
real estate taxes and assessments not yet due and payable. The 2496
real estate shall be conveyed in an "as-is, where-is, with all 2497
faults" condition. 2498

(2) The deed or deeds for the conveyance of the real 2499
estate may contain restrictions, exceptions, reservations, 2500
reversionary interests, or other terms and conditions specified 2501
in the real estate purchase agreement and/or the resolution 2502
adopted by the Board of Trustees of The Ohio State University. 2503

(3) Subsequent to the conveyance, any restrictions, 2504
exceptions, reservations, reversionary interests, or other terms 2505
and conditions contained in the deed may be released by the 2506
state or the Board of Trustees of The Ohio State University 2507
without the necessity of further legislation. 2508

(C) Consideration for the conveyance of the real estate 2509
described in division (A) of this section is \$1,100,000, and 2510
such conveyance shall be pursuant to a real estate purchase 2511
agreement containing any terms and conditions acceptable to the 2512
Board of Trustees of The Ohio State University. 2513

If GZD Investments LLC does not complete the purchase of 2514
the real estate within the time period provided in the real 2515
estate purchase agreement, The Ohio State University may use any 2516
reasonable method of sale considered acceptable to the Board of 2517
Trustees of The Ohio State University to select an alternate 2518
grantee or grantees to complete the purchase not later than 2519
three years after the effective date of this act. All 2520

advertising costs, additional fees, and other costs incidental 2521
to the sale of the real estate to an alternate grantee or 2522
grantees, shall be negotiated by The Ohio State University as 2523
specified in a real estate purchase agreement with the alternate 2524
grantee or grantees. 2525

(D) The real estate described in division (A) of this 2526
section may be conveyed as an entire tract or as multiple 2527
parcels. 2528

(E) All costs associated with the purchase, the closing, 2529
and the conveyance of the real property shall be paid by the 2530
grantee and The Ohio State University in the manner stated in 2531
the real estate purchase agreement. 2532

The net proceeds of the sale shall be deposited into 2533
university accounts for purposes to be determined by the Board 2534
of Trustees of The Ohio State University. 2535

(F) Upon adoption of a resolution by the Board of Trustees 2536
of The Ohio State University, the Auditor of State, with the 2537
assistance of the Attorney General, shall prepare a deed to the 2538
real estate described in division (A) of this section. The deed 2539
shall state the consideration and shall be executed by the 2540
Governor in the name of the state, countersigned by the 2541
Secretary of State, sealed with the Great Seal of the State, 2542
presented in the Office of the Auditor of State for recording, 2543
and delivered to the grantee. The grantee shall present the deed 2544
for recording in the Office of the Franklin County Recorder. 2545

(G) This section expires three years after its effective 2546
date. 2547

Section 15. (A) The Governor may execute a deed in the 2548
name of the state conveying to Lennox Station Holdings LLC, an 2549

Ohio limited liability company, and to its successors and 2550
assigns, all of the state's right, title, and interest in the 2551
following described real estate: 2552

The East Half of the 2553

Alley west of Olentangy River Road and north of King Avenue 2554

(0.055 Acre) 2555

Situated in the State of Ohio, County of Franklin, 2556
Township of Clinton, and being the easterly half of a 20 foot 2557
wide alley of Joseph Berger's Subdivision, as the same is shown 2558
and delineated upon the recorded plat thereof, of record in Plat 2559
Book 4, Page 221, Recorder's Office, Franklin County, Ohio, as 2560
vacated by the Franklin County Commissioners by Resolution No. 2561
787-00 and on file in Road Record 28, Page 82 in the Offices of 2562
the Franklin County Engineer, said alley being more particularly 2563
described as follows: 2564

Being a 20 foot wide alley bounded on the south by the 2565
northerly right-of-way line of a 10 foot wide alley of said 2566
subdivision, bounded on the west by the easterly lines of Lots 2567
No. 2 through No. 7 of said subdivision, bounded on the north by 2568
the northerly boundary line of said subdivision, and bounded on 2569
the east by the westerly line of Lot No.1 of said subdivision, 2570
containing 0.110 acres, more or less. 2571

Said easterly half of the alley contains 0.055 acres, more 2572
or less. 2573

The foregoing legal description may be corrected or 2574
modified by the Department of Administrative Services as 2575
necessary in order to facilitate the recording of the deed. 2576

(B) (1) The conveyance includes improvements situated on 2577

the real estate, and is subject to all easements, covenants, 2578
conditions, and restrictions of record; all legal highways and 2579
public rights-of-way; zoning, building, and other laws, 2580
ordinances, restrictions, and regulations; and real estate taxes 2581
and assessments not yet due and payable. The real estate shall 2582
be conveyed in an "as-is, where-is, with all faults" condition. 2583

(2) The deed for the conveyance of the real estate may 2584
contain restrictions, exceptions, reservations, reversionary 2585
interests, and other terms and conditions specified in the real 2586
estate purchase agreement entered into by the parties, and/or 2587
the resolution adopted by the Board of Trustees of The Ohio 2588
State University approving the sale. 2589

(3) Subsequent to the conveyance, any restrictions, 2590
exceptions, reservations, reversionary interests, or other terms 2591
and conditions contained in the deed may be released by the 2592
state or The Ohio State University without the necessity of 2593
further legislation. 2594

(C) Consideration for the conveyance of the real estate 2595
described in division (A) of this section is \$95,000. 2596

The Ohio State University shall offer the real estate to 2597
the Lennox Station Holdings LLC through a real estate purchase 2598
agreement. If Lennox Station Holdings LLC does not complete the 2599
purchase of the real estate within the time period provided in 2600
the real estate purchase agreement, the Director of 2601
Administrative Services may use any reasonable method of sale 2602
considered acceptable by The Ohio State University to determine 2603
an alternate grantee willing to complete the purchase not later 2604
than three years after the effective date of this section. The 2605
Ohio State University shall pay all advertising costs, 2606
additional fees, and other costs incident to the subsequent sale 2607

of the real estate. 2608

(D) The real estate described in division (A) of this 2609
section shall be sold as an entire tract and not in parcels. 2610

(E) All costs associated with the purchase, the closing, 2611
and the conveyance of the real estate described in division (A) 2612
of this section shall be paid by the grantee and The Ohio State 2613
University, in the manner stated in the real estate purchase 2614
agreement. 2615

The net proceeds of the sale shall be deposited into 2616
university accounts for purposes to be determined by the Board 2617
of Trustees of The Ohio State University. 2618

(F) Upon the effective date of this act, the Department of 2619
Administrative Services shall request the Auditor of State, with 2620
the assistance of the Attorney General, to prepare a deed for 2621
the conveyance of the real estate described in division (A) of 2622
this section. The deed shall state the consideration and shall 2623
be executed by the Governor in the name of the state, 2624
countersigned by the Secretary of State, sealed with the Great 2625
Seal of the State, presented in the Office of the Auditor of 2626
State for recording, and delivered to the grantee. The grantee 2627
shall present the deed for recording in the Office of the 2628
Franklin County Recorder. 2629

(G) This section expires three years after its effective 2630
date. 2631

Section 16. (A) The Governor may execute a deed in the 2632
name of the state conveying to Carnegie Management and 2633
Development Corporation, an Ohio corporation, and to its 2634
successors and assigns, all of the state's right, title, and 2635
interest in the following described real estate: 2636

Parcel 1 2637

Situated in the Township of Springfield, City of 2638
Mansfield, County of Richland, State of Ohio and being part of 2639
the southwest quarter of Section 12, Township 21 North, Range 19 2640
West, and being a portion of the property conveyed to State of 2641
Ohio (The Ohio State University) by Deed Volume 562, Page 211 of 2642
the Richland County Recorder's records, and being more 2643
particularly described as follows: 2644

Beginning for the same at an iron pin set in the northeast 2645
corner of said southwest quarter; 2646

Thence, the following FOUR courses: 2647

1. South 00 degrees 18 minutes 06 seconds West, 520.08 2648
feet along the east line of said quarter to an iron pin set; 2649

2. South 88 degrees 47 minutes 12 seconds west, 925.90 2650
feet to an iron pin found in the southeast corner of a parcel 2651
conveyed to 55 Lex-Springmill Inv. Ltd. by Official Record 2652
Volume 1107, Page 878; 2653

3. North 00 degrees 19 minutes 03 seconds east, 520.08 2654
feet along the east line of said 55 Lex-Springmill Inv. Ltd. 2655
Parcel to an iron pin set on the north line of said southwest 2656
quarter; 2657

4. North 88 degrees 47 minutes 12 seconds east, 925.75 2658
feet along said north line of said quarter to the Place of 2659
Beginning and containing 11.050 acres, more or less, and subject 2660
to all legal highways, easements, leases, reservations, and use 2661
restrictions of record. 2662

According to survey by K.E. McCartney & Associates, Inc. 2663
made August, 2016. 2664

Richland County Parcel No. 039-91-500-02-000 2665

Parcel 2 2666

Situated in the Township of Springfield, City of Ontario, 2667
County of Richland, State of Ohio and being part of the 2668
southwest quarter of Section 12, Township 21 North, Range 19 2669
West, and being a portion of the property conveyed to State of 2670
Ohio (The Ohio State University) by Deed Volume 562, Page 211 of 2671
the Richland County Recorder's records, and being more 2672
particularly described as follows: 2673

Commencing at an iron pin set in the northeast corner of 2674
said southwest quarter; thence, South 00 degrees 18 minutes 06 2675
seconds West, 520.08 feet along the east line of said quarter to 2676
an iron pin set, the Place of Beginning of the parcel herein 2677
described: 2678

Thence, the following FOUR courses: 2679

1. South 00 degrees 18 minutes 06 seconds West, 887.04 2680
feet along the east line of said quarter to an iron pin set on 2681
the former centerline of Walker Lake Road-(C.H. 164); 2682

2. South 89 degrees 14 minutes 50 seconds West, 925.97 2683
feet along the centerline of Walker Lake Road to a point in the 2684
southeast corner of a parcel conveyed to Charles L. Gilbert, 2685
Trustee U/A/W Charles L. Gilbert Living Revocable Trust dated 2686
6/7/10 by Official Record Volume 2033, Page 476 and Marilyn A. 2687
Gilbert, Trustee U/A/W/ Marilyn A. Gilbert Living Revocable 2688
Trust dated 6/7/10 by Official Record Volume 2033, Page 472; 2689

3. North 00 degrees 19 minutes 03 seconds East, 879.61 2690
feet along the east line of said Gilbert Trust parcel to an iron 2691
pin found in the northeast corner thereof, and passing through 2692
an iron pin found for reference at 42.75 feet; 2693

4. North 88 degrees 47 minutes 12 seconds East, 925.90 2694
feet to the Place of Beginning and containing 18.772 acres, more 2695
or less, and subject to all legal highways, easements, leases, 2696
reservations, and use restrictions of record. 2697

According to survey by K.E. McCartney & Associates, Inc. 2698
made August, 2016. 2699

Richland County Parcel No. 038-60-500-61-000 2700

The foregoing legal description may be corrected or 2701
modified by the Department of Administrative Services as 2702
necessary in order to facilitate the recording of the deed. 2703

(B) (1) The conveyance includes the improvements and 2704
chattels situated on the real estate, and is subject to all 2705
easements, covenants, conditions, and restrictions of record; 2706
all legal highways and public rights-of-way; zoning, building, 2707
and other laws, ordinances, restrictions, and regulations; and 2708
real estate taxes and assessments not yet due and payable. The 2709
real estate shall be conveyed in an "as-is, where-is, with all 2710
faults" condition. 2711

(2) The deed or deeds may contain restrictions, 2712
exceptions, reservations, reversionary interests, or other terms 2713
and conditions specified in the real estate purchase agreement 2714
and/or the resolution adopted by the Board of Trustees of The 2715
Ohio State University. 2716

(3) Subsequent to the conveyance, any restrictions, 2717
exceptions, reservations, reversionary interests, or other terms 2718
and conditions contained in the deed or deeds may be released by 2719
the state or the Board of Trustees of The Ohio State University 2720
without the necessity of further legislation. 2721

(C) Consideration for the conveyance of the real estate 2722

described in division (A) of this section is \$417,508, and such 2723
conveyance shall be pursuant to a real estate purchase agreement 2724
containing any terms and conditions acceptable to the Board of 2725
Trustees of The Ohio State University. 2726

If Carnegie Management and Development Corporation does 2727
not complete the purchase of the real estate within the time 2728
period provided in the real estate purchase agreement, The Ohio 2729
State University may use any reasonable method of sale 2730
considered acceptable to the Board of Trustees of The Ohio State 2731
University to select an alternate grantee or grantees to 2732
complete the purchase not later than three years after the 2733
effective date of this section. All advertising costs, 2734
additional fees, and other costs incidental to the sale of the 2735
real estate to an alternate grantee or grantees shall be 2736
negotiated by The Ohio State University and specified in a real 2737
estate purchase agreement with the alternate grantee or 2738
grantees. 2739

(D) The real estate described in division (A) of this 2740
section may be conveyed as an entire tract or as multiple 2741
parcels. 2742

(E) All costs associated with the purchase, closing, and 2743
conveyance of the real estate shall be paid by the grantee or 2744
grantees and The Ohio State University in the manner stated in 2745
the real estate purchase agreement. 2746

The net proceeds of the sale shall be deposited into 2747
university accounts for purposes to be determined by the Board 2748
of Trustees of The Ohio State University. 2749

(F) Upon adoption of a resolution by the Board of Trustees 2750
of The Ohio State University, the Auditor of State, with the 2751

assistance of the Attorney General, shall prepare a deed or 2752
deeds to the real estate described in division (A) of this 2753
section. The deed or deeds shall state the consideration and 2754
shall be executed by the Governor in the name of the state, 2755
countersigned by the Secretary of State, sealed with the Great 2756
Seal of the State, presented in the Office of the Auditor of 2757
State for recording, and delivered to the grantee or grantees. 2758
The grantee or grantees shall present the deed or deeds for 2759
recording in the Office of the Richland County Recorder. 2760

(G) This section expires three years after its effective 2761
date. 2762

Section 17.(A) Notwithstanding division (A)(5) of section 2763
123.01 of the Revised Code, the Director of Administrative 2764
Services may execute a perpetual easement in the name of the 2765
state granting to the City of Columbus, Ohio, and to its 2766
successors and assigns, a perpetual easement for sanitary sewer 2767
purposes burdening the following described real estate: 2768

Situated in the State of Ohio, County of Franklin, City of 2769
Columbus, lying in Quarter Township 3, Township 1, Range 18, 2770
United States Military Lands, being on, over, and across that 2771
193 acre and 62 pole tract conveyed to State of Ohio (Ohio State 2772
University) by deed of record in Deed Book 103, Page 547 and 2773
that 32.093 acre tract of land conveyed to State of Ohio (Ohio 2774
State University) by deed of record Deed Book 602, Page 561, 2775
respectively, (all references are to the records of the 2776
Recorder's Office, Franklin County, Ohio) and being more 2777
particularly described as follows: 2778

Beginning, for reference, at a 3/4" solid iron pin in a 2779
monument box found in the centerline of right-of-way of King 2780
Avenue, located at King Avenue centerline station 20+00.00 as 2781

shown on Cannon Drive Centerline Plat of record in Plat Book __,	2782
Page _____;	2783
thence North 86° 57' 16" West, with said centerline, a	2784
distance of 6.78 feet, to the centerline intersection of King	2785
Avenue with Street A (a private right-of-way) as shown on said	2786
Cannon Drive Centerline Plat, located at King Avenue centerline	2787
station 19+93.22 and Street A centerline station 10+00.00 as	2788
shown on said Cannon Drive Centerline Plat;	2789
thence North 03° 10' 49" East, with the centerline of	2790
Street A, a distance of 30.00 feet, to the northerly right-of-	2791
way line of King Avenue;	2792
thence North 86° 57' 16" West, with said northerly right-	2793
of-way line, a distance of 31.87 feet, to the True Point of	2794
Beginning;	2795
thence North 86° 57' 16" West, continuing with said	2796
northerly right-of-way line, a distance of 75.43 feet, to a	2797
point;	2798
thence crossing said State of Ohio (Ohio State University)	2799
tracts, the following courses and distances;	2800
North 65° 48' 57" West, a distance of 113.10 feet to a	2801
point;	2802
North 87° 09' 14" West, a distance of 191.16 feet to a	2803
point;	2804
North 01° 10' 50" West, a distance of 360.52 feet to a	2805
point;	2806
North 02° 58' 17" East, a distance of 197.58 feet to a	2807
point;	2808

North 03° 14' 49" East, a distance of 258.02 feet to a point;	2809 2810
North 03° 06' 18" East, a distance of 334.05 feet to a point;	2811 2812
North 03° 36' 49" East, a distance of 282.00 feet to a point;	2813 2814
North 03° 07' 04" East, a distance of 308.57 feet to a point;	2815 2816
North 68° 33' 20" East, a distance of 108.14 feet to a point;	2817 2818
North 17° 58' 13" West, a distance of 77.82 feet to a point;	2819 2820
North 19° 07' 27" West, a distance of 229.82 feet to a point;	2821 2822
North 18° 52' 44" West, a distance of 230.37 feet to a point;	2823 2824
North 51° 13' 14" East, a distance of 61.96 feet to a point;	2825 2826
South 88° 00' 53" East, a distance of 320.39 feet to a point;	2827 2828
South 85° 15' 52" East, a distance of 133.54 feet to a point;	2829 2830
North 85° 26' 41" East, a distance of 176.73 feet to a point;	2831 2832
North 48° 13' 13" East, a distance of 63.47 feet to a point;	2833 2834

South 41° 46' 47" East, a distance of 30.00 feet to a point;	2835 2836
South 48° 13' 13" West, a distance of 73.57 feet to a point;	2837 2838
South 85° 26' 41" West, a distance of 189.27 feet to a point;	2839 2840
North 85° 15' 52" West, a distance of 135.26 feet to a point;	2841 2842
North 88° 00' 53" West, a distance of 308.52 feet to a point;	2843 2844
South 51° 13' 14" West, a distance of 29.77 feet to a point;	2845 2846
South 18° 52' 44" East, a distance of 209.26 feet to a point;	2847 2848
South 19° 07' 27" East, a distance of 230.06 feet to a point;	2849 2850
South 17° 58' 13" East, a distance of 106.35 feet to a point;	2851 2852
South 68° 33' 20" West, a distance of 117.10 feet to a point;	2853 2854
South 03° 07' 04" West, a distance of 289.43 feet to a point;	2855 2856
South 03° 36' 49" West, a distance of 282.00 feet to a point;	2857 2858
South 03° 06' 18" West, a distance of 333.95 feet to a point;	2859 2860

South 03° 14' 49" West, a distance of 257.98 feet to a point; 2861
2862

South 02° 58' 17" West, a distance of 196.42 feet to a point; 2863
2864

South 01° 10' 50" East, a distance of 331.48 feet to a point; 2865
2866

South 87° 09' 14" East, a distance of 168.84 feet to a point; 2867
2868

South 65° 48' 57" East, a distance of 123.09 feet to a point; 2869
2870

South 78° 59' 39" East, a distance of 61.14 feet to a point; 2871
2872

South 03° 02' 44" West, a distance of 17.95 feet to the True Point of Beginning, containing 2.387 acres, more or less. 2873
2874

The bearings shown on these plans were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including MORLAN and TACKETT, and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83. The portion of the centerline of King Avenue, having a bearing of South 86° 57' 16" East, is designated the "basis of bearing" for this plat. 2875
2876
2877
2878
2879
2880
2881

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. 2882
2883
2884
2885

This description is based on an actual field survey performed by or under the direct supervision of John C. Dodgion, Registered Surveyor Number 8069 in March 2016. 2886
2887
2888

The foregoing legal description may be corrected or 2889
modified by the Department of Administrative Services as 2890
necessary in order to facilitate the recording of the perpetual 2891
easement. 2892

(B) The perpetual easement shall state the obligations of, 2893
and the duties to be observed and performed by, the City of 2894
Columbus, Ohio, with regard to the perpetual easement, and shall 2895
require the City of Columbus, Ohio, to assume perpetual 2896
responsibility for constructing, operating, maintaining, 2897
repairing, reconstructing, and replacing the sanitary sewer 2898
pipeline that will be located on the real estate. 2899

(C) Consideration for granting the perpetual easement is 2900
\$1. 2901

(D) The Director of Administrative Services, with the 2902
assistance of the Attorney General, shall prepare the perpetual 2903
easement document. The perpetual easement shall state the 2904
consideration and the terms and conditions for the granting of 2905
the perpetual easement. The perpetual easement shall be executed 2906
by the Director of Administrative Services in the name of the 2907
state, presented in the Office of the Auditor of State for 2908
recording, and delivered to the City of Columbus, Ohio. The City 2909
of Columbus, Ohio, shall present the perpetual easement for 2910
recording in the Office of the Franklin County Recorder. The 2911
City of Columbus, Ohio, shall pay the recording costs and fees. 2912

(E) This section expires three years after its effective 2913
date. 2914

Section 18. (A) The Governor may execute a deed in the 2915
name of the state conveying to a selected Grantee or Grantees, 2916
their heirs, successors, and assigns, to be determined in the 2917

manner provided in division (C) of this section, all of the 2918
state's right, title, and interest in the following described 2919
real estate: 2920

Situated in City of Athens, Athens Township, Athens 2921
County, State of Ohio 2922

Being a 0.561 acre parcel of land located in Farm Lot 45, 2923
Section 10, Township 09 North, Range 14 West, Ohio Company 2924
Purchase, City of Athens, Athens Township, Athens County, State 2925
of Ohio and being inclusive of a residual 0.55 acre parcel as 2926
conveyed to Dwight H. Mutchler by a deed recorded in Volume 90 2927
Page 139 of said county Deed Records and being more fully 2928
bounded and described as follows: 2929

Beginning at an iron pin set in the easterly line of 2930
Columbia Avenue, a variable width right of way, and the 2931
southwesterly corner of aforesaid 0.561 acre parcel, from which 2932
for reference, the southwesterly corner of Farm Lot No. 45 bears 2933
the following three courses; S 30° 28' 35" W, 79.47 feet to a 2934
point; thence S 05° 27' 35" W, 189.50 feet to an iron pin found 2935
(5/8" rebar); thence N 84° 32' 25" W, 347.00 feet to a point 2936
being the southwesterly corner of said Farm Lot 45; 2937

Course No. 1: Thence, N 30° 28' 35" E, being the basis of 2938
bearings of this description, with the westerly line of 2939
aforesaid 0.561 acre parcel and easterly line of said Columbia 2940
Avenue, 95.74 feet to an iron pin found (5/8" rebar), being the 2941
southwesterly corner of a 0.55 acre parcel as conveyed to Terry 2942
Conry and Joy Lynn John as recorded in Volume 41 Page 799 of 2943
said county Deed Records; 2944

Course No. 2: Thence, S 50° 17' 25" E, with the southerly 2945
line of aforesaid 0.55 acre parcel, passing an iron pin found 2946

(5/8" rebar), at 176.60 feet for reference, a total distance of 2947
276.60 feet to an iron pin found (5/8" rebar), being the 2948
southerly corner of a 0.49 acre parcel as conveyed to Peter 2949
Kramer & Barbara Fisher as recorded in Official Records Book 379 2950
Page 359 of said county Deed Records; 2951

Course No. 3: Thence, S 03° 34' 35" W, along the westerly 2952
line of a 1.140 acre parcel as conveyed to Emily Gurhans & Marc 2953
Singer as recorded in Official Record Book 409 Page 1982 of said 2954
county Deed Records, 85.19 feet to an iron pin set, being the 2955
northeasterly corner of a 1.39 acre parcel as conveyed to 2956
Michael & Helen Keyes as recorded in Official Record Book 284 2957
Page 1568 of said county Deed Records; 2958

Course No. 4: Thence, N 55° 00' 25" W, with the northerly 2959
line of aforesaid 1.39 acre parcel, 312.53 feet to an iron pin 2960
set, being the Point of Beginning, containing 0.561 acres, more 2961
or less, and being subject to all legal rights of way and 2962
easements of record. 2963

All iron pins set being 5/8" x 30" rebar with plastic cap 2964
stamped "Buckley Group 04153". 2965

Description prepared by Ryan D. Buckley from a field 2966
survey in April 2014, under the direct supervision of Thomas E. 2967
Snyder, Professional Surveyor No. PS 6651. 2968

The foregoing legal description may be corrected or 2969
modified by the Department of Administrative Services as 2970
necessary in order to facilitate the recording of the deed. 2971

(B) (1) The conveyance shall include the improvements and 2972
chattels situated on the real estate, and is subject to all 2973
easements, covenants, conditions, and restrictions of record; 2974
all legal highways and public rights-of-way; zoning, building, 2975

and other laws, ordinances, restrictions, and regulations; and 2976
real estate taxes and assessments not yet due and payable. The 2977
real estate shall be conveyed in an "as-is, where-is, with all 2978
faults" condition. 2979

(2) The deed for the conveyance of the real estate may 2980
contain restrictions, exceptions, reservations, reversionary 2981
interests, and other terms and conditions the Director of 2982
Administrative Services determines to be in the best interest of 2983
the state. 2984

(3) Subsequent to the conveyance, any restrictions, 2985
exceptions, reservations, reversionary interests, or other terms 2986
and conditions contained in the deed may be released by the 2987
state or Ohio University without the necessity of further 2988
legislation. 2989

(C) The Director of Administrative Services shall conduct 2990
a sale of the real estate by sealed bid auction or public 2991
auction, and the real estate shall be sold to the highest bidder 2992
at a price acceptable to the Director of Administrative Services 2993
and Ohio University. The Director of Administrative Services 2994
shall advertise the sealed bid auction or public auction by 2995
publication in a newspaper of general circulation in Athens 2996
County, once a week for three consecutive weeks before the date 2997
on which the sealed bids are to be opened or the public auction 2998
occurs. The Director of Administrative Services may reject any 2999
or all bids. The Director of Administrative Services shall 3000
notify the successful bidder in writing. 3001

The purchaser shall pay ten percent of the purchase price 3002
to the Director of Administrative Services not later than five 3003
business days after receiving the notice the bid has been 3004
accepted and shall enter into a real estate purchase agreement, 3005

in the form prescribed by the Department of Administrative 3006
Services. Payment may be made in cash or certified check made 3007
payable to the Treasurer of State. The purchaser shall pay the 3008
balance of the purchase price to the Director at closing. A 3009
purchaser who does not complete the conditions of the sale as 3010
prescribed in this division shall forfeit the ten percent of the 3011
purchase price paid to the state as liquidated damages. If a 3012
purchaser fails to complete the purchase, the Director of 3013
Administrative Services may accept the next highest bid, subject 3014
to the foregoing conditions. If the Director of Administrative 3015
Services rejects all bids, the Director of Administrative 3016
Services may repeat the sealed bid auction or public auction, or 3017
may use an alternative sale process that is acceptable to Ohio 3018
University. Any subsequent costs attributed to the marketing of 3019
a secondary sale process shall be the responsibility of Ohio 3020
University. 3021

(D) The real estate described in division (A) of this 3022
section shall be sold as an entire tract and not in parcels. 3023

(E) Except as otherwise specified in this section, the 3024
purchaser shall pay all costs associated with the purchase, 3025
closing, and conveyance, including surveys, title evidence, 3026
title insurance, transfer costs and fees, recording costs and 3027
fees, taxes, and any other fees, assessments, and costs that may 3028
be imposed. 3029

The net proceeds of the sale of the real estate shall be 3030
paid to Ohio University and deposited into the Ohio University 3031
Endowment Fund. 3032

(F) Upon notice received from the Director of 3033
Administrative Services, the Auditor of State, with the 3034
assistance of the Attorney General, shall prepare a deed to the 3035

real estate described in division (A) of this section. The deed 3036
shall state the consideration and shall be executed by the 3037
Governor in the name of the state, countersigned by the 3038
Secretary of State, sealed with the Great Seal of the State, 3039
presented in the Office of the Auditor of State for recording, 3040
and delivered to the grantee. The grantee shall present the deed 3041
for recording in the Office of the Athens County Recorder. 3042

(G) This section expires three years after its effective 3043
date. 3044

Section 19. (A) The Governor may execute a deed in the 3045
name of the state conveying to Children's Hospital Medical 3046
Center, an Ohio nonprofit corporation ("Grantee"), and to its 3047
successors and assigns, or to an alternate grantee or grantees 3048
as set forth below in division (C) of this section, all of the 3049
state's right, title, and interest in the following described 3050
real estate: 3051

Situated in Section 14, Town 3, Fractional Range 2, BTM, 3052
City of Cincinnati, Hamilton County, Ohio and being part of an 3053
18.008 acre tract of land as depicted on P.B. 453, Pg. 78 and 3054
recorded in O.R. 13231, Pg. 206 of the Hamilton County, Ohio 3055
Recorder's Office, the boundary of which being more particularly 3056
described as follows: 3057

Beginning at a magnail found at the southeast corner of 3058
Lot 167 of Mt. Auburn and Avondale Syndicate Subdivision as 3059
recorded in P.B. 8, Volume 1, Page 44; 3060

Thence along the east line of said Lot 167, N06°11'54"E a 3061
distance of 150.26 feet to a cross notch found in the south 3062
right of way line of Erkenbrecher Avenue; 3063

Thence along said south right of way line, S84°17'10"E a 3064

distance of 50.00 feet to a pipe found at the northwest corner 3065
of Lot 165 of the aforementioned Mt. Auburn and Avondale 3066
Syndicate Subdivision; 3067

Thence along the west line of said Lot 165, S06°11'54"W a 3068
distance of 150.22 feet to the southwest corner of said Lot 165, 3069
witness a pipe found lying 0.7 feet north; 3070

Thence along the south line of said subdivision, 3071
S84°19'38"E a distance of 190.82 feet to a 5/8" iron pin found 3072
at the northwest corner of a 6.259 acre (deed) tract of land 3073
conveyed to Children's Hospital Medical Center in D.B. 3922, Pg. 3074
86; 3075

Thence along the east line of said 6.259 acre (deed) tract 3076
of land, S06°11'02"W a distance of 290.59 feet to a 5/8" iron 3077
pin set; 3078

Thence along new division lines the following three (3) 3079
courses: 3080

1. N82°32'20"W a distance of 154.29 feet to a magnail set; 3081

2. N33°29'17"W a distance of 160.84 feet to a magnail set; 3082

3. N84°21'04"W a distance of 113.14 feet to a magnail set 3083
in the east terminus of Louis Avenue; 3084

Thence in part along said east terminus and along the east 3085
line of Lot 7 of the Subdivision of Andrew McMillan's 80 Acre 3086
Tract as recorded in P.B. 14, Pg. 29, N06°05'45"E a distance of 3087
161.10 feet to a pipe found in the south line of the 3088
aforementioned Mt. Auburn and Avondale Syndicate Subdivision; 3089

Thence along said south line, S84°19'38"E a distance of 3090
129.52 feet to the Point of Beginning. 3091

Containing 2.138 acres of land more or less and being 3092
subject to easements, restrictions and rights of way of record. 3093

Bearings are based on the Ohio State Plane Coordinates- 3094
South Zone as shown on a topographic survey performed by Clifton 3095
Engineering- "UC Kettering North Wing" dated June 1, 2010 with a 3096
project # of 10002. 3097

The above description is based on a field survey performed 3098
by The Kleingers Group under the direct supervision of Matthew 3099
D. Habedank, Ohio Professional Surveyor No. 8611. 3100

The foregoing legal description may be corrected or 3101
modified by the Department of Administrative Services as 3102
necessary in order to facilitate the recording of the deed. 3103

(B) (1) The conveyance includes the improvements and 3104
chattels situated on the real estate, and is subject to all 3105
easements, covenants, conditions, and restrictions of record; 3106
all legal highways and public rights-of-way; zoning, building, 3107
and other laws, ordinances, restrictions, and regulations; and 3108
real estate taxes and assessments not yet due and payable. The 3109
real estate shall be conveyed in an "as-is, where-is, with all 3110
faults" condition. 3111

(2) The deed or deeds may contain restrictions, 3112
exceptions, reservations, reversionary interests, or other terms 3113
and conditions the Director of Administrative Services and the 3114
Board of Trustees of the University of Cincinnati determine to 3115
be in the best interest of the state. 3116

(3) Subsequent to the conveyance, any restrictions, 3117
exceptions, reservations, reversionary interests, or other terms 3118
and conditions contained in the deed may be released by the 3119
state or the Board of Trustees of the University of Cincinnati 3120

without the necessity of further legislation. 3121

(C) Consideration for the conveyance of the real estate 3122
described in division (A) of this section is \$1,900,000. 3123

If Children's Hospital Medical Center does not complete 3124
the purchase of the real estate within the time period provided 3125
in the real estate purchase agreement, the Director of 3126
Administrative Services and the Board of Trustees of the 3127
University of Cincinnati may use any reasonable method of sale 3128
considered acceptable by the Board of Trustees of the University 3129
of Cincinnati to select an alternate grantee or grantees to 3130
complete the purchase not later than three years after the 3131
effective date of this section. All advertising costs, 3132
additional fees, and other costs incidental to the sale of the 3133
real estate to an alternate grantee or grantees, shall be 3134
negotiated by the University of Cincinnati as specified in a 3135
real estate purchase agreement with the alternate grantee or 3136
grantees. 3137

(D) The real estate described in division (A) of this 3138
section shall be sold as an entire tract and not in parcels. 3139

(E) The grantee shall pay all costs associated with the 3140
purchase, closing, and conveyance, including surveys, title 3141
evidence, title insurance, transfer costs and fees, recording 3142
costs and fees, taxes, and any other fees, assessments, and 3143
costs that may be imposed. 3144

The net proceeds of the sale shall be deposited into 3145
university accounts for purposes to be determined by the Board 3146
of Trustees of the University of Cincinnati. 3147

(F) Upon payment of the purchase price, the Auditor of 3148
State, with the assistance of the Attorney General, shall 3149

prepare a deed to the real estate described in division (A) of 3150
this section. The deed shall state the consideration and shall 3151
be executed by the Governor in the name of the state, 3152
countersigned by the Secretary of State, sealed with the Great 3153
Seal of the State, presented in the Office of the Auditor of 3154
State for recording, and delivered to the Grantee. The grantee 3155
shall present the deed for recording in the Office of the 3156
Hamilton County Recorder. 3157

(G) This section expires three years after its effective 3158
date. 3159

Section 20. (A) The Governor may execute a deed in the 3160
name of the state conveying to UC Health, LLC, an Ohio nonprofit 3161
corporation ("Grantee"), and to its successors and assigns, or 3162
to an alternate grantee or grantees as set forth below in 3163
division (C) of this section, all of the state's right, title, 3164
and interest in the following described real estate: 3165

Situated in Section 14, Town 3, Fractional Range 2, BTM, 3166
City of Cincinnati, Hamilton County, Ohio, being all of the land 3167
depicted on P.B. 453, Pg. 77 and recorded in O.R. 13231, Pg. 205 3168
of the Hamilton County, Ohio Recorder's Office, the boundary of 3169
which being more particularly as follows: 3170

Beginning at a cross notch set at the intersection of the 3171
east right of way line of Bellevue Avenue with the south right 3172
of way line of Piedmont Avenue; 3173

Thence along said south right of way line, S83°59'01"E a 3174
distance of 348.94 feet to the intersection of said south right 3175
of way line with the west right of way line of Highland Avenue, 3176
said point being witnessed by a cross notch lying North 7.0 feet 3177
and West 0.1 feet and a cross notch lying North 0.1 feet and 3178

West 7.1 feet; 3179

Thence along said west right of way line S05°54'55"W a 3180
distance of 175.36 feet to a cross notch set at the intersection 3181
of said west right of way line with the north right of way line 3182
of Martin Luther King Jr. Drive; 3183

Thence along said north right of way line, N83°58'40"W a 3184
distance of 349.68 feet to a cross notch set at the intersection 3185
of said north right of way line with the aforementioned east 3186
right of way line of Bellevue Avenue; 3187

Thence along said east right of way line, N06°09'20"E a 3188
distance of 175.32 feet to the point of beginning. 3189

Containing 1.406 acres, more or less and being subject to 3190
easements, restrictions and rights of way of record. 3191

Bearings are based on Ohio State Plane Coordinates-South 3192
Zone. 3193

The above description is based on a field survey performed 3194
by the Kleingers Group under the direct supervision of Matthew 3195
D. Habedank, Ohio Professional Surveyor No. 8611. 3196

The foregoing legal description may be corrected or 3197
modified by the Department of Administrative Services as 3198
necessary in order to facilitate the recording of the deed. 3199

(B) (1) The conveyance includes the improvements and 3200
chattels situated on the real estate, and is subject to all 3201
easements, covenants, conditions, and restrictions of record; 3202
all legal highways and public rights-of-way; zoning, building, 3203
and other laws, ordinances, restrictions, and regulations; and 3204
real estate taxes and assessments not yet due and payable. The 3205
real estate shall be conveyed in an "as-is, where-is, with all 3206

faults" condition. 3207

(2) The deed or deeds may contain restrictions, 3208
exceptions, reservations, reversionary interests, or other terms 3209
and conditions the Director of Administrative Services and the 3210
Board of Trustees of the University of Cincinnati determine to 3211
be in the best interest of the state. 3212

(3) Subsequent to the conveyance, any restrictions, 3213
exceptions, reservations, reversionary interests, or other terms 3214
and conditions contained in the deed may be released by the 3215
state or the Board of Trustees of the University of Cincinnati 3216
without the necessity of further legislation. 3217

(C) Consideration for the conveyance of the real estate is 3218
\$1,800,000. 3219

If UC Health, LLC does not complete the purchase of the 3220
real estate within the time period provided in the real estate 3221
purchase agreement, the Director of Administrative Services and 3222
the Board of Trustees of the University of Cincinnati may use 3223
any reasonable method of sale considered acceptable by the Board 3224
of Trustees of the University of Cincinnati to select an 3225
alternate grantee or grantees to complete the purchase not later 3226
than three years after the effective date of this section. All 3227
advertising costs, additional fees, and other costs incidental 3228
to the sale of the real estate to an alternate grantee or 3229
grantees shall be negotiated by the University of Cincinnati as 3230
specified in a real estate purchase agreement with the alternate 3231
grantee or grantees. 3232

(D) The real estate shall be sold as an entire tract and 3233
not in parcels. 3234

(E) Except as otherwise specified in this section, the 3235

grantee shall pay all costs associated with the purchase, 3236
closing, and conveyance, including surveys, title evidence, 3237
title insurance, transfer costs and fees, recording costs and 3238
fees, taxes, and any other fees, assessments, and costs that may 3239
be imposed. 3240

The net proceeds of the sale shall be deposited into 3241
university accounts for purposes to be determined by the Board 3242
of Trustees of the University of Cincinnati. 3243

(F) Upon payment of the purchase price, the Auditor of 3244
State, with the assistance of the Attorney General, shall 3245
prepare a deed to the real estate. The deed shall state the 3246
consideration and shall be executed by the Governor in the name 3247
of the state, countersigned by the Secretary of State, sealed 3248
with the Great Seal of the State, presented in the Office of the 3249
Auditor of State for recording, and delivered to the grantee. 3250
The grantee shall present the deed for recording in the Office 3251
of the Hamilton County Recorder. 3252

(G) This section expires three years after its effective 3253
date. 3254

Section 21. (A) The Governor may execute a deed in the 3255
name of the state conveying to Charles H. Staples and Margaret 3256
A. Staples, husband and wife, and to their heirs and assigns, 3257
all of the state's right, title, and interest in the following 3258
described real estate: 3259

Parcel No. 1 3260

Situated in the City of Youngstown, County of Mahoning and 3261
State of Ohio and known as being the west Twenty-Five (25) feet 3262
of City Lot Six Hundred Fifty-Five (655) as lots are now 3263
numbered in said City, as shown by a Plat recorded in Volume 1 3264

of Plats, Page 91, Mahoning County Records. 3265

Said west part of said lot Six Hundred Fifty-Five (655) 3266
has a frontage of Twenty-Five (25) feet on the north line of 3267
West Rayen Avenue and extends back of even width, One Hundred 3268
Fifty (150) feet and is Twenty-Five (25) feet wide in the rear. 3269

Permanent Parcel No.: 53-003-0-090.00 3270

Parcel No. 2 3271

Situated in the City of Youngstown, County of Mahoning and 3272
State of Ohio and known as Youngstown City Lot Number One 3273
Thousand Four Hundred Ninety-Three (1493) according to the 3274
latest enumeration of lots in said City as recorded in Volume 1 3275
of Plats, Page 91, Mahoning County Records. 3276

Said lot has a frontage of Twenty-Five (25) feet on the 3277
north line of West Rayen Avenue and extends of even width One 3278
Hundred Fifty (150) feet and is Twenty-Five feet wide in the 3279
rear. 3280

Permanent Parcel No.: 53-003-0-089.00 3281

Parcel No. 3 3282

Situated in the City of Youngstown, County of Mahoning and 3283
State of Ohio, and known as being a part of Youngstown City Lot 3284
No. 1849 according to the latest enumeration of lots in said 3285
City, as recorded in Volume 4 of Plats, Page 14, Mahoning County 3286
Records, and more particularly bounded and described as follows: 3287

Beginning at the southwest corner of Youngstown City Lot 3288
No. 1849, said point also being the southeast corner of 3289
Youngstown City Lot No. 1916; thence northerly along the west 3290
line of said Lot No. 1849 a distance of 50 feet to a point; 3291
thence easterly and parallel to the southerly line of Lincoln 3292

Avenue a distance of 25 feet to a point; thence southerly along 3293
a line parallel to the west line of said Lot No. 1849 a distance 3294
of 50 feet to a point on the southerly line of said Lot No. 3295
1849, thence westerly along the southerly line of said Lot No. 3296
1849 a distance of 25 feet to the point of beginning, be the 3297
same more or less, but subject to all legal highways. 3298

Permanent Parcel No.: 53-003-0-199.00 3299

The foregoing legal descriptions may be corrected or 3300
modified by the Department of Administrative Services as 3301
necessary in order to facilitate the recording of the deed. 3302

(B) (1) The conveyance from the state to the Grantee 3303
includes all improvements currently situated on the real estate, 3304
and is subject to all easements, covenants, conditions, and 3305
restrictions of record: all legal highways and public rights-of- 3306
way; zoning, building, and other laws, ordinances, restrictions, 3307
and regulations; and real estate taxes and assessments not yet 3308
due and payable. The real estate shall be conveyed in an "as-is, 3309
where-is, with all faults" condition. 3310

(2) The deed may contain restrictions, exceptions, 3311
reservations, reversionary interests, or other terms and 3312
conditions the Director of Administrative Services determines to 3313
be in the best interest of the state. 3314

(3) Subsequent to the conveyance, any restrictions, 3315
exceptions, reservations, reversionary interests, or other terms 3316
and conditions contained in the deed may be released by the 3317
state or Youngstown State University without the necessity of 3318
further legislation. 3319

(C) As consideration for the conveyance of the state real 3320
estate, Charles H. Staples and Margaret A. Staples shall convey 3321

to the State of Ohio, for the use and benefit of Youngstown 3322
State University, the following described real estate: 3323

Situated in the City of Youngstown, County of Mahoning and 3324
State of Ohio and known as being Youngstown City Lot 3263 3325
according to the latest enumeration of lots in said city 3326
recorded in Plat Volume 3, Page 7, be the same more or less. 3327

Parcel Number 53-005-0-416.00-0 3328

The foregoing legal description may be corrected or 3329
modified by the Department of Administrative Services as 3330
necessary in order to facilitate the recording of the deed. 3331

The Director of Administrative Services and Charles H. 3332
Staples and Margaret A. Staples, shall execute a real estate 3333
purchase agreement in a form prescribed by the Department of 3334
Administrative Services setting forth the terms and conditions 3335
of the subject land exchange. If Charles H. Staples and Margaret 3336
A. Staples do not complete the purchase of the real estate 3337
within the time period provided in the real estate purchase 3338
agreement, the Director of Administrative Services may use any 3339
reasonable method of sale considered acceptable by the President 3340
of Youngstown State University to convey the state-owned real 3341
estate to an alternate grantee not later than three years after 3342
the effective date of this section. 3343

(D) The real estate described in division (A) of this 3344
section may be conveyed as multiple parcels. 3345

(E) Grantee shall pay all costs associated with the 3346
purchase, closing, and conveyance of the subject real estate, 3347
including surveys, title evidence, title insurance, transfer 3348
costs and fees, recording costs and fees, taxes, and any other 3349
fees, assessments, and costs that may be imposed. 3350

(F) The Auditor of State, with the assistance of the 3351
Attorney General, shall prepare a deed conveying the real estate 3352
described in division (A) of this section to the grantee. The 3353
deed shall state the consideration and shall be executed by the 3354
Governor in the name of the state, countersigned by the 3355
Secretary of State, sealed with the Great Seal of the State, 3356
presented in the Office of the Auditor of State for recording, 3357
and delivered to the grantee. The grantee shall present the deed 3358
for recording in the Office of the Mahoning County Recorder. 3359

(G) This section expires three years after its effective 3360
date. 3361