

**As Reported by the Senate General Government and Agency Review
Committee**

133rd General Assembly

**Regular Session
2019-2020**

Sub. H. B. No. 481

Representative Fraizer

**Cosponsors: Representatives Hambley, Clites, Crossman, Ginter, Lanese,
Stephens**

A BILL

To authorize the conveyance of state-owned real 1
property. 2

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

Section 1. (A) The Governor may execute a Governor's Deed 3
in the name of the state conveying to one or more purchaser or 4
purchasers, their heirs, successors, and assigns, all of the 5
state's right, title, and interest in the following described 6
real estate: 7

Situated in the southeast part of the east one-half of the 8
northwest quarter of section 27, Township 6 South, Range 15 9
East, Pleasant Township, Marion County, State of Ohio, and more 10
particularly described as follows: 11

Commencing at an iron pin at the intersection of the 12
centerline of township road 123-G, the Newmans-Cardington road 13
with the north and south mid-section line of section 27; Said 14
point being at the occupied northeast corner of the northwest 15
quarter of section 27; Then S. 2° 04' 45" W. along the east line 16

of the northwest quarter of section 27 a distance of 1474.0 feet 17
to an iron pin set at the true place of beginning; Then 18
continuing S. 2° 04' 45" W. along the said east line of the 19
northwest quarter a distance of 430.00 feet to an iron pin; Then 20
N. 89° 00" W. along the property line between Fred W. Leffler 21
and Amelia L. M. Jones a distance of 500.00 feet to an iron pin 22
(passing over an iron pipe found at 459.48 feet); Then N. 1° 00' 23
E. a distance of 50.00 feet; Then N. 29° 42' 45" E. a distance 24
of 433.18 feet to an iron pin; Then S. 89° 00" E. a distance of 25
300.00 feet to the place of beginning, containing 4.067 acres 26
more or less and subject to all easements of record. 27

Prior Instrument: Vol 527 Page 311 28

Parcel Number 25-041000-1700 29

Situated in the north mid-part of the East one-half of the 30
Northwest quarter of section 27, township 6 South, Range 15 31
East, Pleasant Township, Marion County, State of Ohio and more 32
particularly described as follows: 33

Commencing at an iron pin at the intersection of the 34
centerline of township road 123-G, the Newmans-Cardington road 35
with the north and south mid-section line of section 27; Said 36
point being at the occupied northeast corner of the northwest 37
quarter of section 27; Then N. 87° 04' 30" W. along the 38
centerline of township road 123-G, a distance of 834.58 feet to 39
a point; Then S. 2° 46' 30" W. a distance of 20.00 feet to a 40
point on the south right-of-way line of the said road, said 41
point being at the true place of beginning; Then continuing S. 42
2° 46' 30" W. a distance of 208.45 feet to a point at the 43
beginning of a curve of 30.00 feet radius to the right; Then 44
with the curve distance of 15.47 feet to its end; Then S. 32° 45
19' 30" W. a distance of 6.79 feet to a point at the beginning 46

of a curve of 30.00 feet radius to the left; then with the curve 47
a distance of 15.47 feet to its end; Then S. 2° 46' 30" W. along 48
the centerline of an existing farm lane a distance of 1628.37 49
feet to a point at the beginning of a curve of 30.00 feet radius 50
to the left; Then with the curve a distance of 48.05 feet to its 51
end; then S. 89° 00' E. a distance of 338.01 feet to a point on 52
the west line of a certain 4.067 acre tract, said point being 53
10.00 feet north of the southwest corner of said tract. A lane 54
easement of 10.00 feet width centered on the above described 55
centerline shall be provided by the grantor, Fred W. Leffler, 56
for the purpose of ingress and egress to a certain 4.067 acre 57
tract located in the southeast corner of his property. Said lane 58
easement contains 0.519 acres more or less. 59

The foregoing legal description may be corrected or 60
modified by the Department of Administrative Services to a final 61
form if such corrections or modifications are needed to 62
facilitate recordation of the deed. 63

(B) (1) The conveyance of the real property described in 64
division (A) of this section includes improvements and chattels 65
situated on the real estate, and is subject to all easements, 66
covenants, conditions, and restrictions of record; all legal 67
highways and public rights-of-way; zoning, building, and other 68
laws, ordinances, restrictions, and regulations; and real estate 69
taxes and assessments not yet due and payable. The real estate 70
shall be conveyed in an "as-is, where-is, with all faults" 71
condition. 72

(2) The deed for the conveyance of the real property 73
described in division (A) of this section may contain 74
restrictions, exceptions, reservations, reversionary interests, 75
and other terms and conditions the Director of Administrative 76

Services determines to be in the best interest of the state. 77

(3) Subsequent to the conveyance, any restrictions, 78
exceptions, reservations, reversionary interests, or other terms 79
and conditions contained in the deed may be released by the 80
state or the Broadcast Educational Media Commission without the 81
necessity of further legislation. 82

(4) The real estate described in division (A) of this 83
section shall be sold subject to the perpetual easement for 84
ingress and egress contained in division (A) of this section, 85
and the deed for the conveyance shall include such easement. 86

(5) The deed may contain restrictions prohibiting the 87
purchaser or purchasers from occupying, using, or developing, or 88
from selling, the real estate such that the use or alienation 89
will interfere with the quiet enjoyment of neighboring state- 90
owned land. 91

(6) The real estate described above shall be conveyed only 92
if the Director of Administrative Services and the Director of 93
the Broadcast Educational Media Commission first have determined 94
that the real estate is surplus real property no longer needed 95
by the state and that the conveyance is in the best interest of 96
the state. 97

(C) The Director of Administrative Services shall conduct 98
a sale of the real estate by sealed bid auction or public 99
auction, and the real estate shall be sold to the highest bidder 100
at a price acceptable to the Director of Administrative Services 101
and the Broadcast Educational Media Commission. The Director of 102
Administrative Services shall advertise the sealed bid auction 103
or public auction by publication in a newspaper of general 104
circulation in Marion County, once a week for three consecutive 105

weeks before the date on which the sealed bids are to be opened 106
or the public auction conducted. The Director of Administrative 107
Services shall notify the successful bidder in writing. The 108
Director of Administrative Services may reject any or all bids. 109

The purchaser or purchasers shall pay ten percent of the 110
purchase price to the Director of Administrative Services within 111
five business days after receiving the notice the bid has been 112
accepted or within five business days of the public auction. The 113
purchaser or purchasers shall pay the balance of the purchase 114
price to the Director within 60 days after receiving notice the 115
bid has been accepted or date of the public auction. When the 116
purchase price has been paid, the Director and purchaser or 117
purchasers shall enter into a real estate purchase agreement, in 118
the form prescribed by the Department of Administrative 119
Services. Payment may be made in cash, or by bank draft or 120
certified check made payable to the Treasurer of State. A 121
purchaser who does not complete the conditions of the sale as 122
prescribed in this division shall forfeit the ten percent of the 123
purchase price paid to the state as liquidated damages. If a 124
purchaser fails to complete the purchase, the Director of 125
Administrative Services may accept the next highest bid, subject 126
to the foregoing conditions. If the Director of Administrative 127
Services rejects all bids, the Director may repeat the sealed 128
bid auction or public auction, or may use an alternative sale 129
process that is acceptable to the Broadcast Educational Media 130
Commission. 131

The Broadcast Educational Media Commission shall pay 132
advertising and other costs incident to the sale of the real 133
estate. 134

(D) The real estate described in division (A) of this 135

section shall be sold as an entire tract and not in parcels. 136

(E) The purchaser or purchasers shall pay all costs 137
associated with the purchase, closing, and conveyance, including 138
surveys, title evidence, title insurance, transfer costs and 139
fees, recording costs and fees, taxes, and any other fees, 140
assessments, and costs that may be imposed. 141

The net proceeds of the sale shall be deposited into the 142
state treasury to the credit of the Broadcast Educational Media 143
Commission's Affiliate Services Fund (4F30) in support of BEMC's 144
mission described in division (A) (2) of section 3353.04 of the 145
Revised Code. 146

(F) Upon receipt of a fully executed purchase agreement 147
and upon receipt of written notice from the Director of 148
Administrative Services, the Auditor of State, with the 149
assistance of the Attorney General, shall prepare a Governor's 150
Deed to the real estate described in division (A) of this 151
section. The Governor's Deed shall state the consideration and 152
shall be executed by the Governor in the name of the state, 153
countersigned by the Secretary of State, sealed with the Great 154
Seal of the State, presented in the Office of the Auditor of 155
State for recording, and delivered to the purchaser or 156
purchasers. The purchaser or purchasers shall present the 157
Governor's Deed for recording in the Office of the Marion County 158
Recorder. 159

(G) This section shall expire three years after its 160
effective date. 161

Section 2. (A) The Governor may execute a Governor's Deed 162
in the name of the state conveying to the Greater Dayton Public 163
Television, Inc. ("Grantee"), and its successors and assigns, or 164

to an alternate grantee, its successors and assigns, all of the 165
state's right, title, and interest in the following described 166
real estate: 167

Being the same premises conveyed by Trustee's Deed to Ohio 168
Educational Television Network, an independent agency of the 169
government of Ohio, created by an act of the General Assembly of 170
the State of Ohio, pursuant to Case No. 71-0398D in the United 171
States District Court, Southern District of Ohio, Western 172
Division. 173

(1) Parcel 1: Situated in Section 13, Town 3, Range 5 174
East, Township of Jefferson, County of Montgomery, State of Ohio 175
and being more particularly described as follows: 176

Beginning at southwest corner of Lot No. 75903 of the 177
revised and consecutive numbers of lots on the Plat of the City 178
of Dayton, Ohio said corner also being on the corporation line 179
of the said City of Dayton and the corporation line of the City 180
of Moraine, said corner also being the northeast corner of Lot 181
5196 of the consecutive numbered lots of the City of Moraine; 182

Thence, along the corporation line of the City of Moraine 183
and north line of Lot 5196, S 89° 11' 30" W, 880.91 feet to the 184
southeast corner of a 3.150 acre parcel conveyed to Jacob R. 185
Whiteaker in instrument number 2018-00021463; 186

Thence, leaving the corporation line of the City of 187
Moraine and along the east line of said 3.150 acre parcel, the 188
east line of a 2.499 acre parcel, also conveyed to Jacob R. 189
Whiteaker in instrument number 2018-00021463, a 2.5 acre parcel 190
conveyed to Ruth C. Mack in instrument number 1981-00393D004, a 191
3.54 acre parcel conveyed to the estate of Emily C. Tate in 192
instrument number 2019-00024911 and partially along the east 193

line of a 1.36 acre parcel also conveyed to the estate of Emily 194
C. Tate in instrument number 2019-00024911, N 4° 04' 10" W, 195
786.30 feet to the southwest corner of a 16.42 acre parcel 196
conveyed to Waste Management of Ohio, Inc in instrument number 197
1992-00523C005, 198

Thence, along the south line of said 16.42 acre parcel, N 199
85° 11' 30" E, 880.95 feet to the west line of said Lot 75903 200
and the corporation line of the City of Dayton; 201

Thence along the west line of Lot 75903 and the 202
corporation line of the City of Dayton, S 4° 04' 00" E, 786.30 203
feet to the place of beginning and containing 15.900 acres more 204
or less and subject to all easements and restrictions of record. 205

Auditors Parcel # G27 01702 0071 206

(2) Parcel 2: City of Dayton, County of Montgomery, State 207
of Ohio and being a part of Lot 75903 of the revised and 208
consecutive numbers of lots on the Plat of the City of Dayton, 209
Ohio and being more particularly described as follows: 210

Beginning at the southeast corner of Lot 75903, said 211
corner being in the center of Gettysburg Avenue and the 212
northeast corner of Lot 75904; 213

Thence, along the south line of Lot 75903 and the north 214
line of Lot 75904, S 85° 11' 30" W, 150.01 feet to the southwest 215
corner of Lot 75903, said corner also being on the corporation 216
line of the City of Dayton; 217

Thence, along the west line of Lot 75903 and the 218
corporation line of the City of Dayton, N 4° 04' 00" W, 70.01 219
feet to the southwest corner of a 4.629 acre parcel conveyed to 220
Waste Management of Ohio, Inc in instrument number 1992- 221
00523C005, 222

Thence, leaving the west line of lot 75903 and the 223
corporation line and along the south line of said 4.629 acre 224
parcel, N 85° 11' 30" E, 150.01 feet to the east line of Lot 225
75903 and the centerline of Gettysburg Avenue; 226

Thence, along the said east line of Lot 75903 and the 227
centerline of Gettysburg Avenue, S 4° 04" 00" E, 70.01 feet to 228
the beginning and containing 0.241 Acres more or less subject to 229
all easements and restrictions of record. 230

Auditors Parcel # R72 16907 0041 231

Prior Instrument # 7200154B01 232

All references refer to documents on file in the offices 233
of the Montgomery County Recorder. 234

The foregoing legal description may be corrected or 235
modified by the Department of Administrative Services to a final 236
form if such corrections or modifications are needed to 237
facilitate recordation of the deed. 238

(B) (1) The conveyance of the real estate described in 239
division (A) of this section includes improvements and chattels 240
situated on the real estate, and is subject to all easements, 241
covenants, conditions, and restrictions of record; all legal 242
highways and public rights-of-way; zoning, building, and other 243
laws, ordinances, restrictions, and regulations; and real estate 244
taxes and assessments not yet due and payable. The real estate 245
shall be conveyed in an "as-is, where-is, with all faults" 246
condition. 247

(2) The deed for the conveyance of the real estate 248
described in division (A) of this section may contain 249
restrictions, exceptions, reservations, reversionary interests, 250
or other terms and conditions the Director of Administrative 251

Services determines to be in the best interest of the state. 252

(3) Subsequent to the conveyance, any restrictions, 253
exceptions, reservations, reversionary interests, or other terms 254
and conditions contained in the deed may be released by the 255
state or the Broadcast Educational Media Commission without the 256
necessity of further legislation. 257

(4) The deed or deeds to the real estate shall include the 258
following deed restriction: 259

In the event the grantee desires to sell or transfer the 260
real estate described in division (A) of this section, the 261
grantee shall notify the State of Ohio and shall offer to return 262
title of the real estate described in division (A) of this 263
section to the State of Ohio for the purchase price to be 264
determined and conditioned upon written agreement from the State 265
of Ohio to accept title at the sole option and discretion of the 266
Director of Administrative Services and the Executive Director 267
of Broadcast Educational Media Commission. Should the State of 268
Ohio decline to accept this reversion of title interest not 269
later than 90 days after receipt of notice, the grantee shall be 270
authorized to proceed with any subsequent transfer, conveyance, 271
or disposal of the real estate. 272

(C) Consideration for the conveyance of the real estate 273
described in division (A) of this section shall be determined. 274

The Director of Administrative Services shall offer the 275
real estate to the Greater Dayton Public Television, Inc., 276
through a real estate purchase agreement prepared by the 277
Department of Administrative Services. If the Greater Dayton 278
Public Television, Inc., does not complete the purchase of the 279
real estate within the time period provided in the real estate 280

purchase agreement, the Director of Administrative Services may 281
use any reasonable method of sale considered acceptable by the 282
Broadcast Educational Media Commission to determine an alternate 283
grantee to complete the purchase within three years after the 284
effective date of this section. The Broadcast Educational Media 285
Commission shall pay all advertising costs, additional fees, and 286
other costs incident to the sale of the real estate. In that 287
case, consideration for the conveyance of the real estate to an 288
alternate grantee or grantees shall be at a price and pursuant 289
to terms and conditions acceptable to the Director of 290
Administrative Services and the Broadcast Educational Media 291
Commission. 292

(D) The real estate described in division (A) of this 293
section shall be sold as an entire tract and not in parcels. 294

(E) Grantee shall pay all costs associated with the 295
purchase, closing and conveyance of the real estate, including 296
surveys, title evidence, title insurance, transfer costs and 297
fees, recording costs and fees, taxes, and any other fees, 298
assessments, and costs that may be imposed. 299

The net proceeds of the sale shall be deposited into the 300
state treasury to the credit of the Broadcast Educational Media 301
Commission's Affiliate Services Fund (4F30) in support of BEMC's 302
mission described in division (A) (2) of section 3353.04 of the 303
Revised Code. 304

(F) Upon receipt of a fully executed purchase agreement 305
and upon receipt of written notice from the Director of 306
Administrative Services, the Auditor of State, with the 307
assistance of the Attorney General, shall prepare a Governor's 308
Deed to the real estate described in division (A) of this 309
section. The Governor's Deed shall state the consideration and 310

shall be executed by the Governor in the name of the state, 311
countersigned by the Secretary of State, sealed with the Great 312
Seal of the State, presented in the Office of the Auditor of 313
State for recording, and delivered to the grantee. The grantee 314
shall present the Governor's Deed for recording in the Office of 315
the Montgomery County Recorder. 316

(G) This section shall expire three years after its 317
effective date. 318

Section 3. (A) The Director of Administrative Services may 319
execute a perpetual easement in the name of the state granting 320
to Midtown Inspirion, LLC, an Ohio limited liability company, 321
and its successors and assigns, or to an alternate grantee, a 322
perpetual easement for ingress and egress purposes burdening the 323
following described real estate: 324

Situated in the City of Cleveland, County of Cuyahoga and 325
State of Ohio and known as being part of Original Ten Acre Lot 326
No. 87, and being more particularly described as follows: 327

Beginning on the easterly line of East 30th Street 328
(formerly Sterling Avenue), 60 feet wide, at the northwesterly 329
corner of a parcel of land formerly conveyed to Scripps-Howard 330
Radio Inc. by deed dated March 21, 1956 and recorded in Volume 331
8609, Page 472 of Cuyahoga County Records; Thence along the 332
easterly line of East 30th Street, North 00 degrees 08 minutes 333
30 seconds East a distance of 156.86 feet to the PRINCIPAL PLACE 334
OF BEGINNING of the herein described parcel of land: 335

Course 1) Thence continuing along the easterly line of 336
East 30th Street, North 00 degrees 08 minutes 30 seconds East a 337
distance of 20.00 feet; 338

Course 2) Thence South 89 degrees 51 minutes 30 seconds 339

East a distance of 196.00 feet; 340

Course 3) Thence South 00 degrees 08 minutes 30 seconds 341
West a distance of 177.44 feet to the northerly line of lands as 342
conveyed to Crystal Kingdom Development, LLC by deed recorded in 343
AFN #200902130144 of Cuyahoga County Records; 344

Course 4) Thence along the northerly line of lands so 345
conveyed, North 88 degrees 32 minutes 17 seconds West a distance 346
of 20.01 feet; 347

Course 5) Thence North 00 degrees 08 minutes 30 seconds 348
East a distance of 156.98 feet; 349

Course 6) Thence North 89 degrees 51 minutes 30 seconds 350
West a distance of 176.00 feet to the Principal Place of 351
Beginning as described by Christopher J. Dempsey, Professional 352
Land Surveyor No. 6914 of Dempsey Surveying Company on May 9, 353
2014. 354

Basis of Bearings: Bearings are to an assumed meridian and 355
are used to indicate angles only. 356

The foregoing legal description may be corrected or 357
modified by the Department of Administrative Services to a final 358
form if such corrections or modifications are needed to 359
facilitate recordation of the perpetual easement. 360

(B) The perpetual easement shall state the obligations of, 361
and the duties to be observed and performed by, Midtown 362
Inspirion, LLC, or an alternate grantee, with regard to the 363
perpetual easement. 364

(C) Consideration for granting the perpetual easement is 365
\$1. 366

(D) The Director of Administrative Services, with the 367

assistance of the Attorney General, shall prepare the perpetual 368
easement document. The perpetual easement shall state the 369
consideration and the terms and conditions for the granting of 370
the perpetual easement. The perpetual easement shall be executed 371
by the Director of Administrative Services in the name of the 372
state, presented in the Office of the Auditor of State for 373
recording, and delivered to Midtown Inspirion, LLC, or an 374
alternate grantee. Midtown Inspirion, LLC, or an alternate 375
grantee, shall present the perpetual easement for recording in 376
the Office of the Cuyahoga County Recorder. Midtown Inspirion, 377
LLC, or an alternate grantee, shall pay the costs associated 378
with recording the perpetual easement. 379

(E) This section expires three years after its effective 380
date. 381

Section 4. (A) The Governor may execute a Governor's Deed 382
in the name of the state conveying to Martin R. Knapke, and his 383
heirs, successors, and assigns, or to an alternate purchaser or 384
purchasers, and to the alternate purchaser or purchaser's heirs, 385
successors and assigns, all of the state's right, title, and 386
interest in the following described real estate: 387

Situate in the State of Ohio, County of Mercer, Township 388
of Liberty, being part of the Northeast Quarter of Section 28, 389
Township 5 South, Range 1 East, and being that same 3.789 acre 390
tract conveyed to the State of Ohio in Official Record Book 153, 391
Page 48, all references being those of record in the Recorder's 392
Office, Mercer County, Ohio, and being more particularly 393
described as follows: 394

Commencing at a magnail found at the southeast corner of 395
the northeast quarter of Section 28, said corner also being the 396
centerline intersection of Skeels Road and Wabash Road; 397

Thence, with the centerline of said Skeels Road and the 398
east-west half section line of Section 28, N 88° 08' 11" West, 399
818.75 feet to a point at the southwest corner of that 2.995 400
acre parcel as conveyed to Charles G. Knapke and Martin R. 401
Knapke in Deed Volume 322, Page 542, said point also being the 402
Place of Beginning of the 3.7704 acre parcel herein described; 403

Thence continuing with the said centerline and said east- 404
west half section line N 88° 08' 11" West, 512.40 feet to a 405
point at the southeasterly corner of that 143.225 acre parcel as 406
conveyed to Hope E. Rock in Deed Volume 260, Page 340; 407

Thence along the easterly line of said Hope E. Rock 408
parcel, N 01° 05' 49" E, passing a 5/8 inch iron bar with an 409
unmarked yellow cap found on the northerly line of said Skeels 410
Road at 30.00 feet, a total distance of 316.00 feet to a 5/8 411
inch iron bar with an unmarked yellow cap found; 412

Thence along the southerly line of said Hope E. Rock 413
Parcel, S 87° 39' 20" E, 534.52 feet to a 5/8 inch iron bar with 414
an unmarked yellow cap found; 415

Thence along the westerly line of said Hope E. Rock parcel 416
and the said Knapke parcel, S 05° 08' 49" W, passing a 5/8 inch 417
iron bar with an unmarked yellow cap found at the northwest 418
corner of said Knapke parcel at 10.00 feet and a 5/8 inch iron 419
bar with a yellow cap inscribed "SURVEY POINT THOMPSON #5879" 420
found the northerly line of said Skeels Road at 282.00 feet, a 421
total distance of 312.00 feet to the Place of Beginning and 422
containing 3.7704 acres, more or less and subject to all 423
easements and restrictions of record. 424

Bearings for this description are based upon the East Line 425
of the Northeast Quarter of Section 28 being N 01° 36' 42" E. 426

Reference is made to a survey of said quarter section by 427
James W. Geeslin, P.S. 7764, dated December 12, 2018 and on file 428
in the Mercer County Engineer's Office. 429

Mercer County Parcel Number: 28-009350.0000 430

Prior Instrument Reference: Official Record Book 153, Page 431
48 432

The foregoing legal description may be corrected or 433
modified by the Department of Administrative Services to a final 434
form if such corrections or modifications are needed to 435
facilitate recordation of the deed. 436

(B) (1) The conveyance shall include the improvements and 437
chattels situated on the real estate, and is subject to all 438
easements, covenants, conditions, and restrictions of record; 439
all legal highways and public rights-of-way; zoning, building, 440
and other laws, ordinances, restrictions, and regulations; and 441
real estate taxes and assessments not yet due and payable. The 442
real estate shall be conveyed in an "as-is, where-is, with all 443
faults" condition. 444

(2) The deed for the conveyance of the real estate may 445
contain restrictions, exceptions, reservations, reversionary 446
interests, or other terms and conditions the Director of 447
Administrative Services determines to be in the best interest of 448
the state. 449

(3) Subsequent to the conveyance, any restrictions, 450
exceptions, reservations, reversionary interests, or other terms 451
and conditions contained in the deed may be released by the 452
Department of Administrative Services without the necessity of 453
further legislation. 454

(C) The Director of Administrative Services shall offer 455

the real estate to Martin R. Knapke through a real estate 456
purchase agreement prepared by the Department of Administrative 457
Services. Consideration for the conveyance of the real estate 458
shall be at a price acceptable to the Director of Administrative 459
Services. If Martin R. Knapke does not complete the purchase of 460
the real estate within the time period provided in the real 461
estate purchase agreement, the Director of Administrative 462
Services may use any reasonable method of sale to determine an 463
alternate purchaser or purchasers willing to complete the 464
purchase within three years after the effective date of this 465
section. In that case, consideration for the conveyance of the 466
real estate to an alternate purchaser or purchasers shall be at 467
a price and any terms and conditions acceptable to the Director 468
of Administrative Services. 469

(D) The real estate described in division (A) of this 470
section shall be sold as an entire tract and not in parcels. 471

(E) The purchaser or purchasers shall pay all costs 472
associated with the purchase, closing, and conveyance of the 473
subject real estate, including appraisals, surveys, title 474
evidence, title insurance, transfer costs and fees, recording 475
costs and fees, taxes, and any other fees, assessments, and 476
costs that may be imposed. 477

The net proceeds of the sale of the real estate shall be 478
deposited into the state treasury to the credit of the General 479
Revenue Fund. 480

(F) Upon receipt of written notice from the Department of 481
Administrative Services, the Auditor of State, with the 482
assistance of the Attorney General, shall prepare a Governor's 483
Deed to the real estate described in division (A) of this 484
section to the purchaser or purchasers. The Governor's Deed 485

shall state the consideration and shall be executed by the 486
Governor in the name of the state, countersigned by the 487
Secretary of State, sealed with the Great Seal of the State, 488
presented in the Office of the Auditor of State for recording, 489
and delivered to the purchaser or purchasers. The purchaser or 490
purchasers shall present the Governor's Deed for recording in 491
the Office of the Mercer County Recorder. 492

(G) This section shall expire three years after its 493
effective date. 494

Section 5. (A) The Governor may execute a Governor's Deed 495
in the name of the state conveying to selected grantee or 496
grantees, their heirs, successors, and assigns, to be determined 497
in the manner provided in division (C) of this section all of 498
the state's right, title, and interest in the following 499
described real estate: 500

Situated in Section 26, Town 2, Range 7 M.R.S., City of 501
Dayton, County of Montgomery, State of Ohio and being all of Lot 502
84456 of the Revised and Consecutive Numbers of Lots on the Plat 503
of the City of Dayton, Ohio as shown on the Twin Valley 504
Behavioral Health and Dayton Public Schools Plat as recorded in 505
Plat Book 215, Page 34 of the Montgomery County Records. 506

Also known as 2201 Maplevue Avenue, Dayton, Ohio 45420 507

Montgomery County Parcel No. R72 14301 0055 508

Prior Deed Reference File# 2013-00003531 509

The foregoing legal description may be corrected or 510
modified by the Department of Administrative Services to a final 511
form if such corrections or modifications are needed to 512
facilitate recordation of the deed. 513

(B) (1) The conveyance includes improvements and chattels 514
situated on the real estate, and is subject to all leases, 515
easements, covenants, conditions, and restrictions of record; 516
all legal highways and public rights-of-way; zoning, building, 517
and other laws, ordinances, restrictions, and regulations; and 518
real estate taxes and assessments not yet due and payable. The 519
real estate shall be conveyed in an "as-is, where-is, with all 520
faults" condition. 521

(2) The deed may contain restrictions, exceptions, 522
reservations, reversionary interests, and other terms and 523
conditions the Director of Administrative Services determines to 524
be in the best interest of the state. 525

(3) Subsequent to the conveyance, any restrictions, 526
exceptions, reservations, reversionary interests, or other terms 527
and conditions contained in the deed may be released by the 528
state or the Department of Mental Health and Addiction Services 529
without the necessity of further legislation. 530

(4) The deed may contain restrictions prohibiting the 531
grantee or grantees from occupying, using, or developing, or 532
from selling, the real estate such that the use or alienation 533
will interfere with the quiet enjoyment of neighboring state- 534
owned land. 535

(5) The real estate described above shall be conveyed only 536
if the Director of Administrative Services and the Director of 537
Department of Mental Health and Addiction Services first have 538
determined that the real estate is surplus real property no 539
longer needed by the state and that the conveyance is in the 540
best interest of the state. 541

(C) The Director of Administrative Services shall conduct 542

a sale of the real estate by sealed bid auction or public 543
auction, and the real estate shall be sold to the highest bidder 544
at a price acceptable to the Director of Administrative Services 545
and the Department of Mental Health and Addiction Services. The 546
Director of Administrative Services shall advertise the sealed 547
bid auction or public auction by publication in a newspaper of 548
general circulation in Montgomery County, once a week for three 549
consecutive weeks before the date on which the sealed bids are 550
to be opened. The Director of Administrative Services shall 551
notify the successful bidder in writing. The Director of 552
Administrative Services may reject any or all bids. 553

The purchaser shall pay ten percent of the purchase price 554
to the Department of Administrative Services within five 555
business days after receiving notice the bid has been accepted. 556
When the deposit has been received by the Department of 557
Administrative Services, the purchaser shall enter into a real 558
estate purchase agreement, in the form prescribed by the 559
Department of Administrative Services. The purchaser shall pay 560
the balance of the purchase price to the Department of 561
Administrative Services within 60 days after receiving notice 562
the bid has been accepted. Payment of the deposit and the 563
purchase price shall be made by bank draft or certified check 564
made payable to the Treasurer of State. A purchaser who does not 565
complete the conditions of the sale as prescribed in this 566
division shall forfeit the ten percent of the purchase price 567
paid to the state as liquidated damages. Should a purchaser not 568
complete the conditions of the sale as described in this 569
division, the Director of Administrative Services is authorized 570
to accept the next highest bid, subject to the foregoing 571
conditions. If the Director of Administrative Services rejects 572
all bids from the sealed bid auction, the Director may repeat 573

the sealed bid auction process described in this section or 574
public auction, or may use an alternate sale process acceptable 575
to the Department of Mental Health and Addiction Services. 576

The Department of Mental Health and Addiction Services 577
shall pay advertising and other costs incident to the sale of 578
the real estate. 579

(D) The real estate described in division (A) of this 580
section shall be sold as an entire tract and not in parcels. 581

(E) Purchaser shall pay all costs, other than those 582
specified above, associated with the purchase, closing, and 583
conveyance, including surveys, title evidence, title insurance, 584
transfer costs and fees, recording costs and fees, taxes, and 585
any other fees, assessments, and costs that may be imposed. 586

The net proceeds of the sale shall be deposited into the 587
state treasury to the credit of Department of Mental Health and 588
Addiction Services Trust Fund pursuant to section 5119.46 of the 589
Revised Code. 590

(F) Upon receiving written request from the Department of 591
Administrative Services, the Auditor of State, with the 592
assistance of the Attorney General, shall prepare a Governor's 593
Deed to the real estate described in division (A) of this 594
section. The Governor's Deed shall state the consideration and 595
shall be executed by the Governor in the name of the state, 596
countersigned by the Secretary of State, sealed with the Great 597
Seal of the State, presented in the Office of the Auditor of 598
State for recording, and delivered to the grantee. The grantee 599
shall present the Governor's Deed for recording in the Office of 600
the Montgomery County Recorder. 601

(G) This section shall expire three years after its 602

effective date. 603

Section 6. (A) The Governor may execute a Governor's Deed 604
in the name of the state conveying to the Board of County 605
Commissioners of Gallia County, Ohio, and its successors and 606
assigns, all of the state's right, title, and interest in the 607
following described real estate: 608

A certain tract of land situate in the State of Ohio, 609
Gallia County, Green Township, and being a part of the northeast 610
quarter of Section 12, Township 5 North, Range 15 West of the 611
Ohio Company Purchase, and being more particularly bounded and 612
described as follows: 613

BEGINNING at the southeast corner and beginning corner of 614
the lands now owned by Smeltzer Garden Center, Inc., (D.V. 172, 615
Pg. 917), the said point is in the centerline of U.S. Route No. 616
35, and marks a corner common to the lands now owned by Melvin 617
Smeltzer, (D.V. 137, Pg. 115); thence, leaving the lands of the 618
said Melvin Smeltzer, and with the centerline of the said Route 619
No. 35, and the south line of the lands of the said Garden 620
Center, 621

South 84° 33' West 244.00 feet to the southwest corner of 622
the lands of the said Garden Center; thence, leaving the 623
centerline of the said Route No. 35, and with the west line of 624
the lands of the said Garden Center, 625

North 04° 27' West passing a "+" cut in a stone on the 626
north right-of-way line of the said Route No. 35, and marking a 627
corner common to the lands now or formerly owned by CS Bank 628
(D.V. 233, Pg. 117), at 60.00 feet, passing a corner common to 629
other lands owned by the said Garden Center (D.V. 214, Pg. 793), 630
at 187.00 feet, passing an iron pin (found), marking a corner 631

common to the lands of the said Melvin Smeltzer, at 206.15 feet, 632
in all 260.00 feet to an iron pin (set), marking the northeast 633
corner of the lands of the said Bank; thence, with the north 634
line of the lands of the said Bank, 635

South 84° 33' West 65.86 feet to an iron pin (set); 636
thence, leaving the lands of the said Bank, and severing the 637
lands of the said Melvin Smeltzer, as follows: 638

North 32° 52' West 201.04 feet to an iron pin (set), 639

North 35° 07' West 145.39 feet to an iron pin (set) in the 640
east line of the lands now or formerly owned by Earl Theodore 641
Winters, et ux, (D.V. 123, Pg. 35); thence, with the existing 642
fence line and the lands of the said Winters, et ux, 643

North 06° 06' East 183.00 feet to a corner fence post, 644
marking a corner common to the lands now or formerly owned by 645
Robert L. Evans, et ux, (D.V. 176, Pg. 233); thence, leaving the 646
lands of the said Winters, et ux, and with the existing fence 647
and the lands of the said Evans, et ux, 648

South 77° 12' East 301.77 feet to an iron pin (set); 649
thence, leaving the lands of the said Evans, et ux, and severing 650
the lands of the said Melvin Smeltzer, as follows: 651

South 18° 53' West 110.04 feet to an iron pin (set), 652

South 09° 04' East 97.65 feet to an iron pin (set), 653

South 52° 35' East 260.05 feet to an iron pin (set), 654

South 04° 27' East passing a corner common to the lands of 655
the said Garden Center, at 68.80 feet, passing an iron pin 656
(found), marking a corner common to other lands of the said 657
Garden Center, 87.95 feet, passing an iron pin (set) on the 658
north right-of-way line of the said Route No. 35, at 214.95 659

feet, in all 274.95 feet to the BEGINNING, containing 4.2063 660
acres, more or less, as surveyed by Ronald L. Eastham, Ohio 661
Registered Surveyor No. 6026, on November 17, 1987, as shown on 662
the attached plat and made a part of this description. 663

It is the intent of the foregoing description to include 664
all (1.05 acre) of the land as that described in a deed from 665
Melvin O. Smeltzer and Bertina R. Smeltzer, husband and wife, to 666
Smeltzer Garden Center, Inc., dated April 27, 1967, and filed 667
for record in Deed Volume 172, Page 917; all of the lands 668
(0.1073 acre) as described in a deed from Melvin Smeltzer and 669
Bertina Smeltzer, his wife, to Smeltzer Garden Center, Inc., and 670
filed for record in Deed Volume 214, Page 793; a part of (0.0482 671
acre) of the lands as described in a deed from Gary Leh 672
Smeltzer, to Melvin Smeltzer and Bertina Smeltzer, and filed for 673
record in Deed Volume 215, Page 241; and a part of (3.0008 674
acres) of the lands as described in a deed from Mary A. Summers, 675
et al, to Melvin Smeltzer, and filed for record in Deed Volume 676
137, Page 115; all of the above deeds are in the records of the 677
office of the Recorder of Gallia County, Ohio. 678

And being subject to all covenants, restrictions, 679
reservations, exceptions, exclusions, easements and rights-of- 680
way previously imposed and appearing of record. 681

Gallia County Parcel: 00800102602 682

Prior Instrument: Vol. 276, Page 619 683

The foregoing legal description may be corrected or 684
modified by the Department of Administrative Services to a final 685
form if such corrections or modifications are needed to 686
facilitate recordation of the deed. 687

(B) (1) The conveyance shall include the improvements and 688

chattels situated on the real estate, and is subject to all 689
easements, covenants, conditions, and restrictions of record; 690
all legal highways and public rights-of-way; zoning, building, 691
and other laws, ordinances, restrictions, and regulations; and 692
real estate taxes and assessments not yet due and payable. The 693
real estate shall be conveyed in an "as-is, where-is, with all 694
faults" condition. 695

(2) The deed for the conveyance of the real estate may 696
contain restrictions, exceptions, reservations, reversionary 697
interests, or other terms and conditions the Director of 698
Administrative Services determines to be in the best interest of 699
the state. 700

(3) Subsequent to the conveyance, any restrictions, 701
exceptions, reservations, reversionary interests, or other terms 702
and conditions contained in the deed may be released by the 703
state or the Department of Developmental Disabilities without 704
the necessity of further legislation. 705

(C) Consideration for the conveyance of the real estate 706
described in division (A) of this section shall be \$1. The 707
Director of Administrative Services shall offer the real estate 708
to the Board of County Commissioners of Gallia County, Ohio 709
through a real estate purchase agreement. If the Board of County 710
Commissioners of Gallia County, Ohio does not complete the 711
purchase of the real estate within the time period provided in 712
the real estate purchase agreement, the Director of 713
Administrative Services may use any reasonable method of sale 714
considered acceptable by the Department of Developmental 715
Disabilities to determine an alternate purchaser or purchasers 716
willing to complete the purchase within three years after the 717
effective date of this section. In that case, consideration for 718

the conveyance of the real estate to an alternate purchaser or 719
purchasers shall be at a price and any terms and conditions 720
acceptable to the Director of Administrative Services and the 721
Director of Developmental Disabilities. The Department of 722
Developmental Disabilities shall pay all costs incident to 723
marketing or advertising the sale of the real estate to an 724
alternate purchaser or purchasers. 725

(D) The real estate described in division (A) of this 726
section shall be sold as an entire tract and not in parcels. 727

(E) Except as otherwise set forth in this section, the 728
purchaser or purchasers shall pay all costs associated with the 729
purchase, closing, and conveyance of the subject real estate, 730
including appraisals, surveys, title evidence, title insurance, 731
transfer costs and fees, recording costs and fees, taxes, and 732
any other fees, assessments, and costs that may be imposed. 733

The net proceeds of the sale of the real estate shall be 734
deposited in the Mental Health Facilities Improvement Fund (Fund 735
7033) for the benefit of the Department of Developmental 736
Disabilities or another fund designated by the Director of 737
Budget and Management. 738

(F) (1) Upon receipt of written notice from the Department 739
of Administrative Services, the Auditor of State, with the 740
assistance of the Attorney General, shall prepare a Governor's 741
Deed to the real estate described in division (A) of this 742
section to the purchaser or purchasers. The Governor's Deed 743
shall state the consideration and shall be executed by the 744
Governor in the name of the state, countersigned by the 745
Secretary of State, sealed with the Great Seal of the State, 746
presented in the Office of the Auditor of State for recording, 747
and delivered to the purchaser or purchasers. The purchaser or 748

purchasers shall present the Governor's Deed for recording in 749
the Office of the Gallia County Recorder. 750

(2) The Governor's Deed shall contain a restriction 751
stating that prior to any subsequent sale or transfer of the 752
real estate described in division (A) of this section, the 753
purchaser or purchasers shall offer the real estate described in 754
division (A) of this section to the State of Ohio at the same 755
purchase price provided in division (C) of this section and at 756
the sole option and discretion of the Director of Administrative 757
Services and Director of Developmental Disabilities. 758

(G) This section shall expire three years after its 759
effective date. 760

Section 7. (A) The Governor may execute a Governor's Deed 761
in the name of the state conveying to the Guernsey County 762
Community Development Corporation, an Ohio non-profit 763
corporation, and its successors and assigns, all of the state's 764
right, title, and interest in the following described real 765
estate: 766

Situated in the Township of Cambridge, County of Guernsey, 767
State of Ohio in the northwest quarter of Section 3 of Township 768
2 Range 3 of the United States Military District and being a 769
part of the residue of a 256.55 Acre tract (APN 02003838000) 770
conveyed to the State of Ohio by Deed Volume 215, Page 522 as 771
found in the records of the Guernsey County Recorder and being 772
more particularly described as follows: 773

Commencing at the southwest corner of said residue of a 774
256.55 Acre tract (APN 02003838000), said corner also being the 775
intersection of the east right-of-way of Toland Drive West (80 776
feet wide) and the north right-of-way of Toland Drive South 777

(Eckelberry Road) (80 feet wide) as established in a Governor's 778
Deed to Board of Trustees of Cambridge Township in OR 469 Page 779
953; 780

Thence, northerly, along the east right-of-way of Toland 781
Drive West, 835 +/- feet to a point 0.5 feet south of a 4 feet 782
wide concrete sidewalk leading to the rear of Fletcher Chapel 783
and the true place beginning; 784

Thence, continuing northerly, along the east right-of-way 785
of Toland Drive West, 125 +/- feet to a point 25 feet north of 786
the north face (entrance) of Fletcher Chapel; 787

Thence, easterly, parallel to, and 25 feet distant from 788
the north face (entrance) of Fletcher Chapel, 82+/- feet to a 789
point 0.5 feet beyond the projection of the east edge of a 4 790
feet wide sidewalk projected from the south; 791

Thence, southerly, southwesterly, and southerly, parallel 792
and 0.5 feet distant from said 4 feet wide concrete sidewalk and 793
its projections, 125 +/- to a point 0.5 feet south of the 794
projection of a 4 feet wide concrete sidewalk leading to the 795
rear of Fletcher Chapel. 796

Thence, westerly, parallel and 0.5 feet distant from said 797
4 feet wide concrete sidewalk, 80+/- feet to the true place of 798
beginning and containing 0.22 acre more or less. 799

The foregoing legal description may be corrected or 800
modified by the Department of Administrative Services to a final 801
form if such corrections or modifications are needed to 802
facilitate recordation of the deed. 803

(B) (1) The conveyance shall include the improvements and 804
chattels situated on the real estate, and is subject to all 805
easements, covenants, conditions, and restrictions of record; 806

all legal highways and public rights-of-way; zoning, building, 807
and other laws, ordinances, restrictions, and regulations; and 808
real estate taxes and assessments not yet due and payable. The 809
real estate shall be conveyed in an "as-is, where-is, with all 810
faults" condition. 811

(2) The deed for the conveyance of the real estate may 812
contain restrictions, exceptions, reservations, reversionary 813
interests, or other terms and conditions the Director of 814
Administrative Services determines to be in the best interest of 815
the state. 816

(3) Subsequent to the conveyance, any restrictions, 817
exceptions, reservations, reversionary interests, or other terms 818
and conditions contained in the deed may be released by the 819
state or the Department of Developmental Disabilities without 820
the necessity of further legislation. 821

(C) Consideration for the conveyance of the real estate 822
described in division (A) of this section shall be at a price 823
acceptable to the Director of Administrative Services and 824
Director of Developmental Disabilities. The Director of 825
Administrative Services shall offer the real estate to the 826
Guernsey County Community Development Corporation through a real 827
estate purchase agreement. If the Guernsey County Community 828
Development Corporation does not complete the purchase of the 829
real estate within the time period provided in the real estate 830
purchase agreement, the Director of Administrative Services may 831
use any reasonable method of sale considered acceptable by the 832
Department of Developmental Disabilities to determine an 833
alternate purchaser or purchasers willing to complete the 834
purchase within three years after the effective date of this 835
section. In that case, consideration for the conveyance of the 836

real estate to an alternate purchaser or purchasers shall be at 837
a price and any terms and conditions acceptable to the Director 838
of Administrative Services and the Director of Developmental 839
Disabilities. The Department of Developmental Disabilities shall 840
pay all costs incident to marketing or advertising the sale of 841
the real estate to an alternate purchaser or purchasers. 842

(D) The real estate described in division (A) of this 843
section shall be sold as an entire tract and not in parcels. 844

(E) Except as otherwise set forth in this section, the 845
purchaser or purchasers shall pay all costs associated with the 846
purchase, closing and conveyance of the subject real estate, 847
including appraisals, surveys, title evidence, title insurance, 848
transfer costs and fees, recording costs and fees, taxes, and 849
any other fees, assessments, and costs that may be imposed. 850

The net proceeds of the sale of the real estate shall be 851
deposited in the Mental Health Facilities Improvement Fund (Fund 852
7033) for the benefit of the Department of Developmental 853
Disabilities or another fund designated by the Director of 854
Budget and Management. 855

(F) (1) Upon receipt of written notice from the Department 856
of Administrative Services, the Auditor of State, with the 857
assistance of the Attorney General, shall prepare a Governor's 858
Deed to the real estate described in division (A) of this 859
section to the purchaser or purchasers. The Governor's Deed 860
shall state the consideration and shall be executed by the 861
Governor in the name of the state, countersigned by the 862
Secretary of State, sealed with the Great Seal of the State, 863
presented in the Office of the Auditor of State for recording, 864
and delivered to the purchaser or purchasers. The purchaser or 865
purchasers shall present the Governor's Deed for recording in 866

the Office of the Guernsey County Recorder. 867

(2) The Governor's Deed shall contain a restriction 868
stating that prior to any subsequent sale or transfer of the 869
real estate described in division (A) of this section, the 870
purchaser or purchasers shall offer the real estate described in 871
division (A) of this section to the State of Ohio at the same 872
purchase price provided in division (C) of this section and at 873
the sole option and discretion of the Director of Administrative 874
Services and Director of Developmental Disabilities. 875

(G) This section shall expire three years after its 876
effective date. 877

Section 8. (A) The Governor may execute a Governor's Deed 878
in the name of the state conveying to a grantee or grantees to 879
be determined, their heirs, successors, and assigns, all of the 880
state's right, title, and interest in the following described 881
real estate: 882

Situated in the State of Ohio, Gallia County, Township of 883
Gallipolis, Section 23, City of Gallipolis, and further 884
described as follows: 885

Commencing at a point common to the following: the 886
northeast corner of Lot No. 1174, the southeast corner of Lot 887
No. 1173, the southwest corner of Lot No. 1164, and the 888
northwest corner of Lot No. 1165; thence along a line common to 889
Lot No. 1164 and Lot No. 1165, South eighty-seven degrees 890
thirty-three minutes forty-seven seconds East (S. 87° 33' 47" 891
E.), three hundred ninety-six and no hundredths (396.00) feet to 892
a stake; thence leaving said line, South forty-eight degrees 893
fifty minutes fifty-five seconds West (S. 48° 50' 55" W.), five 894
hundred forty-seven and eighty hundredths (547.80) feet to a 895

stake; thence South forty-nine degrees five minutes fifty-five 896
seconds West (S. 49° 05' 55" W.), two hundred forty-four and 897
fifty-five hundredths (244.55) feet to a stake and being the 898
true point of beginning; thence South thirty-eight degrees 899
forty-four minutes no seconds East (S. 38° 44' 00" E.), four 900
hundred ninety and eighty-seven hundredths (490.87) feet to a 901
five-eighths (5/8) inch rebar; thence South fifty-six degrees 902
forty-nine minutes nineteen seconds West (S. 56° 49' 19" W.), 903
five hundred sixty-nine and ninety-four hundredths (569.94) feet 904
to a railroad spike; thence North seventy-four degrees twenty- 905
two minutes seven seconds West (N. 74° 22' 07" W.), five hundred 906
ninety-two and seventy-seven hundredths (592.77) feet to a 907
railroad spike; thence North six degrees thirty-seven minutes 908
fifteen seconds East (N. 06° 37' 15" E.), eleven and sixty-eight 909
hundredths (11.68) feet to a railroad spike; thence North 910
eighteen degrees thirty-three minutes fifteen seconds West (N. 911
18° 33' 15" W.), one hundred forty-nine and eighty-three 912
hundredths (149.83) feet to a railroad spike set at a point of 913
tangent to a curve to the northwest; thence along the arc of 914
said curve ninety-four and five hundredths (94.05) feet to a 915
railroad spike set at a point on said curve, the arc of said 916
curve having a radius of two hundred two and seventy-two 917
hundredths (202.72) feet, a central angle of twenty-six degrees 918
thirty-four minutes forty-nine seconds (26° 34' 49"), a chord 919
bearing of North thirty-one degrees fifty minutes thirty-nine 920
seconds West (N. 31° 50' 39" W.), and a chord distance of 921
ninety-three and twenty hundredths (93.20) feet; thence North 922
seventy-five degrees fifty-seven minutes twenty-two seconds East 923
(N. 75° 57' 22" E.), five hundred forty-three and seventy-four 924
hundredths (543.74) feet to a stake; thence North fifty-seven 925
degrees thirty-five minutes fifty-five seconds East (N. 57° 35' 926
55" E.), one hundred thirty-eight and ninety hundredths (138.90) 927

feet to a stake; thence North sixty-eight degrees five minutes 928
fifty-five seconds East (N. 68° 05' 55" E.), one hundred twenty- 929
seven and sixteen hundredths (127.16) feet to a stake; and 930
thence North fifty-six degrees thirty-five minutes fifty-five 931
seconds East (N. 56° 35' 55" E.), eighty-eight and two 932
hundredths (88.02) feet to the true point of beginning, and 933
contains ten and ten thousandths (10.010) acres, more or less. 934

Prior Instrument Reference: Deed Volume No. 279, Page 257 935

The foregoing legal description may be corrected or 936
modified by the Department of Administrative Services to a final 937
form if such corrections or modifications are needed to 938
facilitate recordation of the deed. 939

(B) (1) The conveyance shall include the improvements and 940
chattels situated on the real estate, and is subject to all 941
easements, covenants, conditions, and restrictions of record; 942
all legal highways and public rights-of-way; zoning, building, 943
and other laws, ordinances, restrictions, and regulations; and 944
real estate taxes and assessments not yet due and payable. The 945
real estate shall be conveyed in an "as-is, where-is, with all 946
faults" condition. 947

(2) The deed for the conveyance of the real estate 948
described in division (A) of this section may contain 949
restrictions, exceptions, reservations, reversionary interests, 950
or other terms and conditions the Director of Administrative 951
Services determines to be in the best interest of the state. 952

(3) Subsequent to the conveyance, any restrictions, 953
exceptions, reservations, reversionary interests, or other terms 954
and conditions contained in the deed may be released by the 955
state or the Department of Developmental Disabilities without 956

the necessity of further legislation. 957

(C) Consideration for the conveyance of the real estate 958
described in division (A) of this section shall be at a price 959
acceptable to the Director of Administrative Services and 960
Director of Developmental Disabilities. The Director of 961
Administrative Services shall offer the real estate to the 962
grantee to be determined through a real estate purchase 963
agreement. If the grantee to be determined does not complete the 964
purchase of the real estate within the time period provided in 965
the real estate purchase agreement, the Director of 966
Administrative Services may use any reasonable method of sale 967
considered acceptable by the Department of Developmental 968
Disabilities to determine an alternate purchaser or purchasers 969
willing to complete the purchase within three years after the 970
effective date of this section. In that case, consideration for 971
the conveyance of the real estate to an alternate purchaser or 972
purchasers shall be at a price and any terms and conditions 973
acceptable to the Director of Administrative Services and the 974
Director of Developmental Disabilities. The Department of 975
Developmental Disabilities shall pay all costs incident to 976
marketing or advertising the sale of the real estate to an 977
alternate purchaser or purchasers. 978

(D) The real estate described in division (A) of this 979
section shall be sold as an entire tract and not in parcels. 980

(E) Except as otherwise set forth in this section, the 981
purchaser or purchasers shall pay all costs, other than those 982
specified above, associated with the purchase, closing, and 983
conveyance of the subject real estate, including appraisals, 984
surveys, title evidence, title insurance, transfer costs and 985
fees, recording costs and fees, taxes, and any other fees, 986

assessments, and costs that may be imposed. 987

The net proceeds of the sale of the real estate shall be 988
deposited into the state treasury to the credit of the General 989
Revenue Fund. 990

(F) (1) Upon receipt of written notice from the Department 991
of Administrative Services, the Auditor of State, with the 992
assistance of the Attorney General, shall prepare a Governor's 993
Deed to the real estate described in division (A) of this 994
section to the purchaser or purchasers. The Governor's Deed 995
shall state the consideration and shall be executed by the 996
Governor in the name of the state, countersigned by the 997
Secretary of State, sealed with the Great Seal of the State, 998
presented in the Office of the Auditor of State for recording, 999
and delivered to the purchaser or purchasers. The purchaser or 1000
purchasers shall present the Governor's Deed for recording in 1001
the Office of the Gallia County Recorder. 1002

(2) The Governor's Deed shall contain a restriction 1003
stating that prior to any subsequent sale or transfer of the 1004
real estate described in division (A) of this section, the 1005
purchaser or purchasers shall offer the real estate described in 1006
division (A) of this section to the State of Ohio at the same 1007
purchase price provided in division (C) of this section and at 1008
the sole option and discretion of the Director of Administrative 1009
Services and Director of Developmental Disabilities. 1010

(G) This section shall expire three years after its 1011
effective date. 1012

Section 9. (A) The Governor may execute one or more 1013
Governor's Deeds in the name of the state conveying to selected 1014
grantee or grantees, their heirs, successors, and assigns, to be 1015

determined in the manner provided in division (C) of this 1016
section, all of the state's right, title, and interest in the 1017
following described real estate: 1018

Situated in the State of Ohio, County of Stark and City of 1019
Massillon: Being a part of the S.E. $\frac{1}{4}$ Section 10, Township 12, 1020
Range 10, Stark County, and bounded and described as follows: 1021

Beginning at the point where the west line of said Quarter 1022
Section intersects the center line of Massillon-Wooster Road, 1023
State Highway No. 69 also known as the Lincoln Highway, U.S. 1024
Route No. 30; thence along said Quarter Section line in a 1025
northerly direction, a distance of 789.60 feet to a point; 1026

thence in an easterly direction at right angles to 1027
aforesaid Quarter Section Line, a distance of 576.22 feet to a 1028
point in the west line of Tudor Avenue, as recorded on the plot 1029
of Country Club Allotment; 1030

thence in a southerly direction along the west line of 1031
Tudor Avenue, a distance of 822.48 feet to a point in the center 1032
line of said Massillon-Wooster Road; 1033

thence in a westerly direction along said center line, a 1034
distance of 577.16 feet to the place of beginning and containing 1035
10.66 acres of land, more or less, be the same more or less, 1036
subject to all legal highways. 1037

Now known as OL 633 in the City of Massillon as recorded 1038
in Plat Book 57, Pages 114 and 115. 1039

Prior reference Deed Volume 1110, Page 91. 1040

Stark County Auditor's Parcel Number: 681069. 1041

The foregoing legal description may be modified by the 1042
Department of Administrative Services to a final form if such 1043

modifications are needed to facilitate the sale of the subject 1044
property. 1045

(B) (1) The conveyance includes improvements and chattels 1046
situated on the real estate, and is subject to all easements, 1047
covenants, conditions, and restrictions of record; all legal 1048
highways and public rights-of-way; zoning, building, and other 1049
laws, ordinances, restrictions, and regulations; and real estate 1050
taxes and assessments not yet due and payable. The real estate 1051
shall be conveyed in an "as-is, where-is, with all faults" 1052
condition. 1053

(2) The deed or deeds for the conveyance of the real 1054
estate may contain restrictions, exceptions, reservations, 1055
reversionary interests, and other terms and conditions the 1056
Director of Administrative Services and the Director of Public 1057
Safety determine to be in the best interest of the state. 1058

(3) Subsequent to the conveyance, any restrictions, 1059
exceptions, reservations, reversionary interests, or other terms 1060
and conditions contained in the deed or deeds may be released by 1061
the state or the Department of Public Safety without the 1062
necessity of further legislation. 1063

(4) The deed or deeds may contain restrictions prohibiting 1064
the grantee or grantees from occupying, using, or developing, or 1065
from selling, the real estate such that the use or alienation 1066
will interfere with the quiet enjoyment of neighboring state- 1067
owned land. 1068

(C) The Director of Administrative Services shall conduct 1069
a sale of the real estate by sealed bid auction or auctions, and 1070
the real estate shall be sold to the highest bidder or bidders 1071
at a price acceptable to the Director of Administrative Services 1072

and the Director of Public Safety. The Director of 1073
Administrative Services shall advertise the sealed bid auction 1074
or auctions by publication in a newspaper of general circulation 1075
in Stark County, once a week for three consecutive weeks before 1076
the date on which the sealed bids are to be opened. The Director 1077
of Administrative Services shall notify the successful bidder or 1078
bidders in writing. The Director of Administrative Services may 1079
reject any or all bids. 1080

The purchaser or purchasers shall pay ten percent of the 1081
purchase price to the Department of Administrative Services 1082
within five business days after receiving notice the bid has 1083
been accepted. When the deposit has been received by the 1084
Department of Administrative Services, the purchaser or 1085
purchasers shall enter into a real estate purchase agreement, in 1086
the form prescribed by the Department of Administrative 1087
Services. The purchaser or purchasers shall pay the balance of 1088
the purchase price to the Department of Administrative Services 1089
within 60 days after receiving notice the bid has been accepted. 1090
Payment of the deposit and the purchase price shall be made by 1091
bank draft or certified check made payable to the Treasurer of 1092
State. A purchaser who does not complete the conditions of the 1093
sale as prescribed in this division shall forfeit the ten 1094
percent of the purchase price paid to the state as liquidated 1095
damages. Should a purchaser or purchasers not complete the 1096
conditions of sale as described in this division, the Director 1097
of Administrative Services is authorized to accept the next 1098
highest bid or bids by collecting ten percent of the revised 1099
purchase price from the next bidder or bidders and to proceed to 1100
close the sale or sales, provided that the secondary bid or bids 1101
meet all other criteria provided for in this section. If the 1102
Director of Administrative Services rejects all bids from the 1103

sealed bid auction or auctions, the Director may repeat the 1104
sealed bid auction process described in this section or may use 1105
an alternate sale process acceptable to the Department of Public 1106
Safety. 1107

The Department of Public Safety shall pay advertising 1108
costs incident to the sale of the subject real estate. 1109

(D) The real estate described in division (A) of this 1110
section may be conveyed as an entire tract or as multiple 1111
tracts. 1112

(E) The purchaser or purchasers shall pay all costs, other 1113
than those specified above, associated with the purchase, 1114
closing, and conveyance of the subject property, including 1115
surveys, lot split costs and fees, title evidence, title 1116
insurance, transfer costs and fees, recording costs and fees, 1117
taxes, and any other fees, assessments, and costs that may be 1118
imposed. 1119

The net proceeds of the sale shall be deposited into the 1120
state treasury to the credit of the Public Safety - Highway 1121
Purposes Fund (Fund 5TM0) under section 4501.06 of the Revised 1122
Code. 1123

(F) Upon receiving written request from the Department of 1124
Administrative Services, the Auditor of State, with the 1125
assistance of the Attorney General, shall prepare a Governor's 1126
Deed or Governor's Deeds to the real estate described in 1127
division (A) of this section. The Governor's Deed or Governor's 1128
Deeds shall state the consideration and shall be executed by the 1129
Governor in the name of the state, countersigned by the 1130
Secretary of State, sealed with the Great Seal of the State, 1131
presented in the Office of the Auditor of State for recording, 1132

and delivered to the grantee or grantees. The grantee or 1133
grantees shall present the Governor's Deed or Governor's Deeds 1134
for recording in the Office of the Stark County Recorder. 1135

(G) This section shall expire three years after its 1136
effective date. 1137

Section 10. (A) The Governor may execute a Governor's Deed 1138
in the name of the state conveying to Ohio Power Company or its 1139
affiliates ("Grantee"), and its heirs, successors, and assigns, 1140
all of the state's right, title, and interest in the following 1141
described real estate: 1142

Situated in the township of Union, County of Ross and 1143
being a part of V.M.S. 542, and being more particularly 1144
described as follows: 1145

Commencing at the centerline intersection of Moundsville 1146
Road and State Route 104; 1147

Thence, southerly, along the center of State Route 104, 1148
1350 +/- feet to the center of a lane projected from the west; 1149

Thence, westerly along the center of the lane 350 feet to 1150
a point; 1151

Thence, southerly, parallel and 350 feet distant from the 1152
center of State Route 104, 20 feet to the Place of Beginning; 1153

Thence, continuing southerly, parallel and 350 feet 1154
distant from the center of State Route 104, 380 +/- feet to a 1155
point 20 feet distant from the center of another lane; 1156

Thence, westerly, parallel and 20 feet distant from the 1157
center of the lane, 950 +/- feet to a point 20 feet distant from 1158
the center of another lane; 1159

Thence, northerly, parallel and 20 feet distant from the 1160
center of the lane, 380 +/- feet to a point 20 feet distant from 1161
the center of another lane; 1162

Thence, easterly, parallel and 20 feet distant from the 1163
center of the lane, 950 +/- feet to the Place of Beginning and 1164
containing 8.3 acres more or less. 1165

The foregoing legal description may be corrected or 1166
modified by the Department of Administrative Services to a final 1167
form if such corrections or modifications are needed to 1168
facilitate recordation of the deed. 1169

(B) (1) The conveyance includes improvements and chattels 1170
situated on the real estate, and is subject to all easements, 1171
covenants, conditions, and restrictions of record: all legal 1172
highways and public rights-of-way; zoning, building, and other 1173
laws, ordinances, restrictions, and regulations; and real estate 1174
taxes and assessments not yet due and payable. The real estate 1175
shall be conveyed in an "as-is, where-is, with all faults" 1176
condition. 1177

(2) The deed for the conveyance of the real estate may 1178
contain restrictions, exceptions, reservations, reversionary 1179
interests, or other terms and conditions the Director of 1180
Administrative Services determines to be in the best interest of 1181
the state. 1182

(3) Subsequent to the conveyance, any restrictions, 1183
exceptions, reservations, reversionary interests, or other terms 1184
and conditions contained in the deed may be released by the 1185
state or the Department of Rehabilitation and Correction without 1186
the necessity of further legislation. 1187

(C) Consideration for the conveyance of the real estate 1188

described in division (A) of this section shall be at a price to 1189
be determined. 1190

The Director of Administrative Services shall offer the 1191
real estate to Ohio Power Company through a real estate purchase 1192
agreement, in the form prescribed by the Department of 1193
Administrative Services. Consideration for the conveyance of the 1194
real estate shall be at a price acceptable to the Director of 1195
Administrative Services and the Director of Rehabilitation and 1196
Correction. If Ohio Power Company does not complete the purchase 1197
of the real estate within the time period provided in the real 1198
estate purchase agreement, the Director of Administrative 1199
Services may use any reasonable method of sale considered 1200
acceptable by the Department of Rehabilitation and Correction to 1201
determine an alternate purchaser or purchasers willing to 1202
complete the purchase within three years after the effective 1203
date of this section. 1204

(D) The real estate described in division (A) of this 1205
section shall be sold as an entire tract and not in parcels. 1206

(E) The purchaser shall pay all costs associated with the 1207
purchase, closing, and conveyance, including surveys, title 1208
evidence, title insurance, transfer costs and fees, recording 1209
costs and fees, taxes, and any other fees, assessments, and 1210
costs that may be imposed. 1211

The net proceeds of the sale shall be deposited into the 1212
state treasury to the credit of the Adult and Juvenile 1213
Correctional Facilities Bond Retirement Fund in accordance with 1214
section 5120.092 of the Revised Code. 1215

(F) Upon payment of the purchase price, the Auditor of 1216
State, with the assistance of the Attorney General, shall 1217

prepare a Governor's Deed to the real estate described in 1218
division (A) of this section. The Governor's Deed shall state 1219
the consideration and shall be executed by the Governor in the 1220
name of the state, countersigned by the Secretary of State, 1221
sealed with the Great Seal of the State, presented in the Office 1222
of the Auditor of State for recording, and delivered to the 1223
grantee. The grantee shall present the Governor's Deed for 1224
recording in the Office of the Ross County Recorder. 1225

(G) As part of the conveyance, the Department of 1226
Administrative Services will grant a perpetual easement to 1227
American Electric Power to provide access to the real estate 1228
described in division (A) of this section. 1229

(H) This section shall expire three years after its 1230
effective date. 1231

Section 11. (A) The Governor may execute a Governor's Deed 1232
in the name of the state conveying to The Columbus Partnership, 1233
an Ohio non-profit corporation, and its successors and assigns, 1234
all of the state's right, title, and interest in the following 1235
described real estate: 1236

Situated in the State of Ohio, County of Franklin, City of 1237
Columbus, Township 5 North, Range 22 West of the Refugee Lands, 1238
part of Lots 111, 112, 113, 114, and 115 of the Plat of the Town 1239
of Columbus as recorded in Deed Book "F", page 332, destroyed by 1240
fire, replatted in Plat Book 3, page 247, also represented in 1241
Plat Book 14, page 27, also part of Lots 792, 793, 798, 799, 1242
800, and 801 of the Wharf Lots as recorded in Deed Book 9, page 1243
372, also represented in Plat Book 1, page 291, also part of 1244
Scioto Street and Sugar Street as vacated in Ordinance Number 1245
331-31 and Ordinance Number 548-30 on file with the Clerk of 1246
Council, Columbus, Ohio as conveyed to the State of Ohio in the 1247

instruments filed as Deed Book 946, page 652, Deed Book 910, 1248
page 427, Deed Book 932, page 294, Deed Book 941, page 197, Deed 1249
Book 942, page 122, Deed Book 942, page 344, Deed Book 941, page 1250
377 and Instrument Number 201510300154443 in accordance with 1251
City of Columbus Ordinances 24-30 and 2539-2015 (all deed and 1252
plat references to the Franklin County Recorder's Office), being 1253
more particularly described as follows: 1254

BEGINNING on the east line of Inlot 113 of the said Plat 1255
of the Town of Columbus at an existing planter corner found on 1256
the westerly existing right-of-way line of Front Street (82.5 1257
feet wide) and at the southeast corner of a 2.278 acre tract 1258
conveyed to Supreme Court of Ohio by the instrument filed as 1259
Instrument Number 200410060233085, said planter corner being 1260
referenced by a drill hole found being North 42 degrees 42 1261
minutes 18 seconds East at a distance of 1.44 feet, said planter 1262
corner being the TRUE POINT OF BEGINNING of the parcel herein 1263
described; 1264

Thence along the said westerly existing right-of-way line 1265
of Front Street, South 08 degrees 08 minutes 58 seconds East for 1266
a distance of 162.32 feet to a drill hole set at the southeast 1267
corner of Inlot 111 of the said Plat of the Town of Columbus and 1268
on the northerly existing right-of-way line of Town Street (82.5 1269
feet wide), said drill hole being referenced by a Mag nail found 1270
being North 14 degrees 47 minutes 18 seconds West at a distance 1271
of 5.38 feet, said drill hole also being referenced by another 1272
Mag nail found being North 41 degrees 20 minutes 01 seconds East 1273
at a distance of 3.27 feet; 1274

Thence along the said northerly existing right-of-way line 1275
of Town Street and the south line of said Inlot 111, South 81 1276
degrees 50 minutes 48 seconds West for a distance of 266.02 feet 1277

to a drill hole set on the south line of Lot 801 of said Wharf 1278
Lots and on the easterly existing right-of-way line of Civic 1279
Center Drive (80 feet wide), originally dedicated as Riverside 1280
Drive in Ordinance Number 314-30 (June 6, 1930), and the name 1281
changed in Ordinance Number 656-51 (July 10, 1951); 1282

Thence along the said easterly existing right-of-way line 1283
of Civic Center Drive with a curve to the left, having a radius 1284
of 1262.44 feet, an arc length of 365.17 feet, a central angle 1285
of 16 degrees 34 minutes 24 seconds, and a chord which bears 1286
North 10 degrees 34 minutes 46 seconds East for a distance of 1287
363.90 feet to a drill hole set at the southwest corner of the 1288
said Supreme Court of Ohio parcel and within Lot 792 of said 1289
Wharf Lots; 1290

Thence across said Lot 792, the vacated right-of-way of 1291
Scioto Street, and Inlots 113 and 114 of the said Plat of the 1292
Town of Columbus and along the southerly line of the said 1293
Supreme Court of Ohio parcel with the face of an existing 1294
retaining wall (within +/- one foot) the following six (6) 1295
courses: 1296

(1) South 77 degrees 28 minutes 04 seconds East for a 1297
distance of 14.08 feet to a point; 1298

(2) With a curve to the right, having a radius of 58.00 1299
feet, an arc length of 70.29 feet, a central angle of 69 degrees 1300
25 minutes 59 seconds, and a chord which bears South 42 degrees 1301
45 minutes 05 seconds East for a distance of 66.06 feet to a 1302
point; 1303

(3) South 08 degrees 02 minutes 05 seconds East for a 1304
distance of 49.81 feet to a point; 1305

(4) With a curve to the left, having a radius of 14.00 1306

feet, an arc length of 22.06 feet, a central angle of 90 degrees 1307
17 minutes 22 seconds, and a chord which bears South 53 degrees 1308
10 minutes 46 seconds East for a distance of 19.85 feet to a 1309
point; 1310

(5) South 08 degrees 09 minutes 29 seconds East for a 1311
distance of 47.47 feet to a point; 1312

(6) North 81 degrees 50 minutes 31 seconds East for a 1313
distance of 2.83 feet to a point on the face of an existing 1314
building; 1315

Thence along the said existing building face, South 08 1316
degrees 09 minutes 29 seconds East for a distance of 4.44 feet 1317
to a point; 1318

Thence continuing along the said existing building face, 1319
North 81 degrees 53 minutes 32 seconds East for a distance of 1320
24.65 feet to a point on the top step of an existing stairway; 1321

Thence along the said top step of an existing stairway, 1322
North 05 degrees 22 minutes 04 seconds West for a distance of 1323
0.53 feet to a point; 1324

Thence continuing along the said top step of an existing 1325
stairway, North 81 degrees 57 minutes 37 seconds East for a 1326
distance of 44.42 feet to a point on the said existing planter; 1327

Thence along the said existing planter, South 08 degrees 1328
09 minutes 29 seconds East for a distance of 7.62 feet to a 1329
point; 1330

Thence continuing along the said existing planter, North 1331
81 degrees 50 minutes 48 seconds East for a distance of 12.61 1332
feet to the TRUE POINT OF BEGINNING, containing 1.171 acres, 1333
more or less, of which 0.000 acres are in the present road 1334

occupied. 1335

The above description contains 1.171 acres, more or less, 1336
all of which is out of Franklin County Auditor's Parcel Number 1337
010-002659. 1338

The bearings for this description are based on the Ohio 1339
State Plane Coordinate System, South Zone, and reference the 1340
North American Datum of 1983 and the 2007 adjustment (NAD 1341
83(2007)) with ties to Franklin County monuments FRANK 43 and 1342
FRANK 143 having a relative bearing of South 87 degrees 56 1343
minutes 15 seconds East. 1344

This description was prepared by Russell Koenig, Ohio 1345
Registered Professional Surveyor number 8358, and is based on an 1346
actual field survey conducted by DLZ Ohio, Inc. in 2015 under 1347
his direct supervision. 1348

The foregoing legal description may be corrected or 1349
modified by the Department of Administrative Services to a final 1350
form if such corrections or modifications are needed to 1351
facilitate recordation of the deed or correct any errors in the 1352
foregoing description. 1353

(B) (1) The conveyance shall include the improvements and 1354
chattels situated on the real estate, and is subject to all 1355
leases, easements, covenants, conditions, and restrictions of 1356
record: all legal highways and public rights-of-way; zoning, 1357
building, and other laws, ordinances, restrictions, and 1358
regulations; and real estate taxes and assessments not yet due 1359
and payable. The real estate shall be conveyed in an "as-is, 1360
where-is, with all faults" condition. 1361

(2) The deed for the conveyance of the real estate 1362
described in division (A) of this section may contain 1363

restrictions, exceptions, reservations, reversionary interests, 1364
or other terms and conditions the Director of Administrative 1365
Services determines to be in the best interest of the state. 1366

(3) Subsequent to the conveyance, any restrictions, 1367
exceptions, reservations, reversionary interests, or other terms 1368
and conditions contained in the deed may be released by the 1369
state or the Department of Job and Family Services without the 1370
necessity of further legislation. 1371

(C) Consideration for the conveyance of the real estate 1372
described in division (A) of this section shall be \$3,000,000. 1373

The Director of Administrative Services shall offer the 1374
real estate to The Columbus Partnership through a real estate 1375
purchase agreement. If The Columbus Partnership does not 1376
complete the purchase of the real estate within the time period 1377
provided in the real estate purchase agreement, the Director of 1378
Administrative Services may use any reasonable method of sale 1379
considered acceptable by the Department of Job and Family 1380
Services to determine an alternate purchaser or purchasers 1381
willing to complete the purchase within three years after the 1382
effective date of this section. In that case, consideration for 1383
the conveyance of the real estate to an alternate purchaser or 1384
purchasers shall be at a price and any terms and conditions 1385
acceptable to the Director of Administrative Services and the 1386
Director of Job and Family Services. The Department of Job and 1387
Family Services shall pay all costs incident to marketing or 1388
advertising the sale of the real estate to an alternate 1389
purchaser or purchasers. 1390

(D) The real estate described in division (A) of this 1391
section shall be sold as an entire tract and not in parcels. 1392

(E) Except as otherwise set forth in this section, the purchaser or purchasers shall pay all costs, other than those specified above, associated with the purchase, closing, and conveyance of the subject real estate, 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.

The net proceeds of the sale of the real estate shall be deposited into the state treasury to the credit of the Unemployment Compensation Special Administrative Fund, under section 4141.11 of the Revised Code.

(F) Upon receipt of written notice from the Department of Administrative Services, the Auditor of State, with the assistance of the Attorney General, shall prepare a Governor's Deed to the real estate described in division (A) of this section to the purchaser or purchasers. The Governor's 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 purchaser or purchasers. The purchaser or purchasers shall present the Governor's Deed for recording in the Office of the Franklin County Recorder.

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

Section 12. (A) The Governor may execute a Governor's Deed in the name of the state conveying to CK Properties, Ltd., ("Grantee"), and its successors and assigns, all of the state's right, title, and interest in the following described real estate:

Situated in the City of Twinsburg, County of Summit, State 1423
of Ohio and known as being part of original Twinsburg Township 1424
Tract 3, Lot 12, being further bounded and described as follows: 1425

Beginning at the centerline of Aurora Road (S.R. 82) at 1426
the centerline of Ravenna Road (S.R. 14); Thence along the 1427
centerline of Ravenna Road S. 55 deg. 22' 30" E, 1074.71 feet to 1428
an angle point; Thence S. 59 deg. 33' 13" E along the centerline 1429
of Ravenna Road, 378.60 feet to the true place of beginning for 1430
the parcel intended to be described herein; Thence S. 59 deg. 1431
33' 13" E along the centerline of Ravenna Road 300.00 feet; 1432
Thence S. 30 deg. 26' 37" W 525.11 feet to a 5/8" capped rebar 1433
set and passing over a 5/8" capped rebar set found at 30.00 1434
feet; Thence N. 60 deg. 00' 10" W, 296.73 feet to a 1/2" iron 1435
pin found; Thence N. 30 deg. 05' 15" E 527.45 feet to the true 1436
place of beginning and passing over a 5/8" pin found at 497.45 1437
feet and containing 3.605 acres of land, but subject to all 1438
legal highways, easements and restrictions of record as surveyed 1439
by Robert J. Warner, P.S. #6931 for Environmental Design Group, 1440
in October 1997. Prior Instrument Reference: 56136248 1441

The foregoing legal description may be corrected or 1442
modified by the Department of Administrative Services to a final 1443
form if such corrections or modifications are needed to 1444
facilitate recordation of the deed. 1445

(B) (1) The conveyance includes improvements and chattels 1446
situated on the real estate, and is subject to all easements, 1447
covenants, conditions, and restrictions of record; all legal 1448
highways and public rights-of-way; zoning, building, and other 1449
laws, ordinances, restrictions, and regulations; and real estate 1450
taxes and assessments not yet due and payable. The real estate 1451
shall be conveyed in an "as-is, where-is, with all faults" 1452

condition. 1453

(2) The deed may contain restrictions, exceptions, 1454
reservations, reversionary interests, or other terms and 1455
conditions the Director of Administrative Services determines to 1456
be in the best interest of the state. 1457

(3) Subsequent to the conveyance, any restrictions, 1458
exceptions, reservations, reversionary interests, or other terms 1459
and conditions contained in the deed may be released by the 1460
state or Kent State University without the necessity of further 1461
legislation. 1462

(C) Consideration for the conveyance of the real estate 1463
described in division (A) of this section shall be \$1. 1464

(D) The real estate described in division (A) of this 1465
section shall be sold as an entire tract and not in parcels. 1466

(E) Grantee shall pay all costs associated with the 1467
purchase, closing, and conveyance, including surveys, title 1468
evidence, title insurance, transfer costs and fees, recording 1469
costs and fees, taxes, and any other fees, assessments, and 1470
costs that may be imposed. 1471

(F) Upon payment of the purchase price, the Auditor of 1472
State, with the assistance of the Attorney General, shall 1473
prepare a Governor's Deed to the real estate described in 1474
division (A) of this section. The Governor's Deed shall state 1475
the consideration and shall be executed by the Governor in the 1476
name of the state, countersigned by the Secretary of State, 1477
sealed with the Great Seal of the State, presented in the Office 1478
of the Auditor of State for recording, and delivered to the 1479
grantee. The grantee shall present the Governor's Deed for 1480
recording in the Office of the Summit County Recorder. 1481

(G) This section shall expire three years after its 1482
effective date. 1483

Section 13. (A) The Governor may execute a Governor's Deed 1484
or Governor's Deeds in the name of the state conveying to a 1485
grantee or grantees to be determined, their heirs, successors, 1486
and assigns, all of the state's right, title, and interest in 1487
the following described real estate: 1488

Parcel 1 1489

Situated in the State of Ohio, County of Franklin, City of 1490
Gahanna, being located in Quarter Township 1, Township 1, Range 1491
17, United States Military Lands and being part of the 22.950- 1492
acre trace conveyed to The Vista at Rocky Fork, Limited 1493
Partnership, by deed of record in Official Record 15946B20, all 1494
references being to records in the Recorder's Office, Franklin 1495
County, Ohio and bounded and described as follows: 1496

Beginning at a point in the westerly right-of-way line of 1497
Hamilton Road at the southwesterly corner of a 1.152 acre tract 1498
conveyed to The City of Gahanna, by deed of record in Official 1499
Record 15946B09, said point also being in the southerly line of 1500
said The Vista at Rocky Fork L.P. 22.950 acre tract, the 1501
northerly line of the 57.265 acre tract conveyed to Academy 1502
Development Limited Partnership, by deed of record in Official 1503
Records 15030C06; 1504

Thence North 85° 51' 10" West, along said northerly line 1505
of the Academy Development L.P. 57.265 acre tract, a distance of 1506
485.00 feet to a point; 1507

Thence North 15° 23' 12" East, a distance of 74.20 feet to 1508
a point; 1509

Thence North 67° 00' 00" East, a distance of 215.00 feet 1510

to a point; 1511

Thence North 89° 00' 00" East, a distance of 180.00 feet 1512

to a point; 1513

Thence South 85° 50' 13" East, a distance of 100.00 feet 1514

to a point in the westerly right-of-way line of Hamilton Road, 1515

the westerly line of the City of Gahanna 1.152 acre tract; 1516

Thence South 4° 09' 47" West, along said right-of-way line 1517

of Hamilton Road, being 50 feet westerly, as measured at right 1518

angles and parallel with the centerline of Hamilton Road, a 1519

distance of 187.00 feet to the place of beginning, containing 1520

1.713 acres, more or less. 1521

Franklin County Parcel No. 025-009951-00 1522

Prior Instrument Reference: 199803200064415 1523

Tax Mailing Address: 1534 North High Street, Columbus, OH 1524

43201 1525

Parcel 2 1526

Being situated in the City of Gahanna, Franklin County, 1527

Ohio and being more particularly described as follows: 1528

Being Lot 1 of Lion Academy Village as the same is 1529

numbered and delineated upon the recorded plat thereof, of 1530

record in Plat Book 75, Page 99, Recorder's Office, Franklin 1531

County, Ohio. 1532

Franklin County Parcel No. 025-009952-00 1533

Prior Instrument Reference: 199803200064417 1534

Tax Mailing Address: 1534 North High Street, Columbus, OH 1535

43201 1536

The foregoing legal descriptions may be corrected or 1537
modified by the Department of Administrative Services to a final 1538
form if such corrections or modifications are needed to 1539
facilitate recordation of the deed(s). 1540

(B) (1) The conveyance shall include the improvements and 1541
chattels situated on the real estate, and is subject to all 1542
leases, easements, covenants, conditions, and restrictions of 1543
record; all legal highways and public rights-of-way; zoning, 1544
building, and other laws, ordinances, restrictions, and 1545
regulations; and real estate taxes and assessments not yet due 1546
and payable. The real estate shall be conveyed in an "as-is, 1547
where-is, with all faults" condition. 1548

(2) The deed or deeds for the conveyance of the real 1549
estate described in division (A) of this section may contain 1550
restrictions, exceptions, reservations, reversionary interests, 1551
or other terms and conditions the Director of Administrative 1552
Services and the Board of Trustees of The Ohio State University 1553
determine to be in the best interest of the state. 1554

(3) Subsequent to the conveyance, any restrictions, 1555
exceptions, reservations, reversionary interests, or other terms 1556
and conditions contained in the deed or deeds may be released by 1557
the state or the Board of Trustees of The Ohio State University 1558
without the necessity of further legislation. 1559

(C) Consideration for the conveyance of the real estate 1560
described in division (A) of this section shall be at a price 1561
acceptable to the Board of Trustees of The Ohio State University 1562
and such conveyance shall be pursuant to a real estate purchase 1563
agreement containing any terms and conditions acceptable to the 1564
Board of Trustees of The Ohio State University. 1565

If the grantee or grantees to be determined do not 1566
complete the purchase of the real estate within the time period 1567
provided in the real estate purchase agreement(s), The Ohio 1568
State University may use any reasonable method of sale 1569
considered acceptable to the Board of Trustees of The Ohio State 1570
University to select an alternate grantee or grantees to 1571
complete the purchase within three years after the effective 1572
date of this section. All advertising costs, additional fees, 1573
and other costs incidental to the sale of the real estate 1574
described in division (A) of this section shall be negotiated by 1575
The Ohio State University and specified in a real estate 1576
purchase agreement(s) with the grantee or grantees to be 1577
determined. 1578

(D) The real estate described in division (A) of this 1579
section may be conveyed as an entire tract or as multiple 1580
parcels. 1581

(E) The costs associated with the purchase, closing, and 1582
conveyance of the real estate described in division (A) of this 1583
section shall be paid by the grantee or grantees, The Ohio State 1584
University, or both, in the manner stated in the real estate 1585
purchase agreement(s). 1586

The net proceeds of the sale of the real estate shall be 1587
deposited into university accounts for purposes to be determined 1588
by the Board of Trustees of The Ohio State University. 1589

(F) Upon adoption of a resolution by the Board of Trustees 1590
of The Ohio State University and upon receipt of written notice 1591
from the Director of Administrative Services, the Auditor of 1592
State, with the assistance of the Attorney General, shall 1593
prepare a Governor's Deed or Governor's Deeds to the real estate 1594
described in division (A) of this section to the grantee or 1595

grantees. The Governor's Deed or Governor's Deeds shall state 1596
the consideration and shall be executed by the Governor in the 1597
name of the state, countersigned by the Secretary of State, 1598
sealed with the Great Seal of the State, presented in the Office 1599
of the Auditor of State for recording, and delivered to the 1600
grantee or grantees. The grantee or grantees shall present the 1601
Governor's Deed or Governor's Deeds for recording in the Office 1602
of the Franklin County Recorder. 1603

(G) This section shall expire three years after its 1604
effective date. 1605

Section 14. (A) The Governor may execute a Governor's Deed 1606
or Governor's Deeds in the name of the state conveying to a 1607
grantee or grantees to be determined, their heirs, successors, 1608
and assigns, all of the state's right, title, and interest in 1609
the following described real estate: 1610

Parcel 1 1611

Situated in the Township of Springfield, City of 1612
Mansfield, County of Richland, State of Ohio and being part of 1613
the southwest quarter of Section 12, Township 21 North, Range 19 1614
West, and being a portion of the property conveyed to State of 1615
Ohio (The Ohio State University) by Deed Volume 562, Page 211 of 1616
the Richland County Recorder's records, and being more 1617
particularly described as follows: 1618

Beginning for the same at an iron pin set in the northeast 1619
corner of said southwest quarter; 1620

Thence, the following FOUR courses: 1621

(1) South 00 degrees 18 minutes 06 seconds West, 520.08 1622
feet along the east line of said quarter to an iron pin set; 1623

(2) South 88 degrees 47 minutes 12 seconds West, 925.90 1624
feet to an iron pin found in the southeast corner of a parcel 1625
conveyed to 55 Lex-Springmill Inv. Ltd. by Official Record 1626
Volume 1107, Page 878; 1627

(3) North 00 degrees 19 minutes 03 seconds East, 520.08 1628
feet along the east line of said 55 Lex-Springmill Inv. Ltd. 1629
parcel to an iron pin set on the north line of said southwest 1630
quarter; 1631

(4) North 88 degrees 47 minutes 12 seconds East, 925.75 1632
feet along said north line of said quarter to the Place of 1633
Beginning and containing 11.050 acres, more or less, and subject 1634
to all legal highways, easements, leases, reservations, and use 1635
restrictions of record. 1636

According to survey by K.E. McCartney & Associates, Inc. 1637
made August, 2016. 1638

Richland County Parcel No. 039-91-500-02-000 1639

Parcel 2 1640

Situated in the Township of Springfield, City of Ontario, 1641
County of Richland, State of Ohio and being part of the 1642
southwest quarter of Section 12, Township 21 North, Range 19 1643
West, and being a portion of the property conveyed to State of 1644
Ohio (The Ohio State University) by Deed Volume 562, Page 211 of 1645
the Richland County Recorder's records, and being more 1646
particularly described as follows: 1647

Commencing at an iron pin set in the northeast corner of 1648
said southwest quarter; thence, South 00 degrees 18 minutes 06 1649
seconds West, 520.08 feet along the east line of said quarter to 1650
an iron pin set, the Place of Beginning of the parcel herein 1651
described: 1652

Thence, the following FOUR courses: 1653

(1) South 00 degrees 18 minutes 06 seconds West, 887.04 1654
feet along the east line of said quarter to an iron pin set on 1655
the former centerline of Walker Lake Road-(C.H. 164); 1656

(2) South 89 degrees 14 minutes 50 seconds West, 925.97 1657
feet along the centerline of Walker Lake Road to a point in the 1658
southeast corner of a parcel conveyed to Charles L. Gilbert, 1659
Trustee U/A/W Charles L. Gilbert Living Revocable Trust dated 1660
6/7/10 by Official Record Volume 2033, Page 476 and Marilyn A. 1661
Gilbert, Trustee U/A/W/ Marilyn A. Gilbert Living Revocable 1662
Trust dated 6/7/10 by Official Record Volume 2033, Page 472; 1663

(3) North 00 degrees 19 minutes 03 seconds East, 879.61 1664
feet along the east line of said Gilbert Trust parcel to an iron 1665
pin found in the northeast corner thereof, and passing through 1666
an iron pin found for reference at 42.75 feet; 1667

(4) North 88 degrees 47 minutes 12 seconds East, 925.90 1668
feet to the Place of Beginning and containing 18.772 acres, more 1669
or less, and subject to all legal highways, easements, leases, 1670
reservations, and use restrictions of record. 1671

According to survey by K.E. McCartney & Associates, Inc. 1672
made August, 2016. 1673

Richland County Parcel No. 038-60-500-61-000 1674

The foregoing legal description may be corrected or 1675
modified by the Department of Administrative Services to a final 1676
form if such corrections or modifications are needed to 1677
facilitate recordation of the deed(s). 1678

(B) (1) The conveyance shall include the improvements and 1679
chattels situated on the real estate, and is subject to all 1680

leases, easements, covenants, conditions, and restrictions of 1681
record; all legal highways and public rights-of-way; zoning, 1682
building, and other laws, ordinances, restrictions, and 1683
regulations; and real estate taxes and assessments not yet due 1684
and payable. The real estate shall be conveyed in an "as-is, 1685
where-is, with all faults" condition. 1686

(2) The deed or deeds for the conveyance of the real 1687
estate described in division (A) of this section may contain 1688
restrictions, exceptions, reservations, reversionary interests, 1689
or other terms and conditions the Director of Administrative 1690
Services and the Board of Trustees of The Ohio State University 1691
determine to be in the best interest of the state. 1692

(3) Subsequent to the conveyance, any restrictions, 1693
exceptions, reservations, reversionary interests, or other terms 1694
and conditions contained in the deed or deeds may be released by 1695
the State or the Board of Trustees of The Ohio State University 1696
without the necessity of further legislation. 1697

(C) Consideration for the conveyance of the real estate 1698
described in division (A) of this section shall be at a price 1699
acceptable to the Board of Trustees of The Ohio State University 1700
and such conveyance shall be pursuant to a real estate purchase 1701
agreement(s) containing any terms and conditions acceptable to 1702
the Board of Trustees of The Ohio State University. 1703

If the grantee or grantees to be determined do not 1704
complete the purchase of the real estate within the time period 1705
provided in the real estate purchase agreement(s), The Ohio 1706
State University may use any reasonable method of sale 1707
considered acceptable to the Board of Trustees of The Ohio State 1708
University to select an alternate grantee or grantees to 1709
complete the purchase within three years after the effective 1710

date of this section. All advertising costs, additional fees, 1711
and other costs incidental to the sale of the real estate 1712
described in division (A) of this section shall be negotiated by 1713
The Ohio State University and specified in a real estate 1714
purchase agreement(s) with the grantee or grantees to be 1715
determined. 1716

(D) The real estate described in division (A) of this 1717
section may be conveyed as an entire tract or as multiple 1718
parcels. 1719

(E) The costs associated with the purchase, closing, and 1720
conveyance of the real estate described in division (A) of this 1721
section shall be paid by the grantee or grantees, The Ohio State 1722
University, or both, in the manner stated in the real estate 1723
purchase agreement(s). 1724

The net proceeds of the sale of the real estate shall be 1725
deposited into university accounts for purposes to be determined 1726
by the Board of Trustees of The Ohio State University. 1727

(F) Upon adoption of a resolution by the Board of Trustees 1728
of The Ohio State University and upon receipt of written notice 1729
from the Director of Administrative Services, the Auditor of 1730
State, with the assistance of the Attorney General, shall 1731
prepare a Governor's Deed or Governor's Deeds to the real estate 1732
described in division (A) of this section to the grantee or 1733
grantees. The Governor's Deed or Governor's Deeds shall state 1734
the consideration and shall be executed by the Governor in the 1735
name of the state, countersigned by the Secretary of State, 1736
sealed with the Great Seal of the State, presented in the Office 1737
of the Auditor of State for recording, and delivered to the 1738
grantee or grantees. The grantee or grantees shall present the 1739
Governor's Deed or Governor's Deeds for recording in the Office 1740

of the Richland County Recorder. 1741

(G) This section shall expire three years after its 1742
effective date. 1743

Section 15. (A) Notwithstanding division (A) (5) of section 1744
123.01 of the Revised Code, the Director of Administrative 1745
Services may execute a perpetual easement in the name of the 1746
state granting to the City of Columbus, Ohio, an Ohio municipal 1747
corporation, and its successors and assigns, a perpetual 1748
easement for sanitary sewer pipeline purposes burdening the 1749
following described real estate: 1750

Situated in the State of Ohio, County of Franklin, City of 1751
Columbus, and being part of the Samuel Hughes Subdivision Plat 1752
Book 3, Page 272 and a 9.72 acre tract conveyed to The Ohio 1753
State University by Instrument Number 199904090088853 and being 1754
more particularly described as follows: 1755

Commencing at a point at the intersection of Hawthorne 1756
Avenue (50 feet wide), and the centerline of Burt Street (50 1757
feet wide); 1758

Thence leaving said intersection, across the grantor's 1759
property with a bearing for reference of North 21°39'38" West, a 1760
distance of 253.35 feet to an angle point on the easterly line 1761
of an existing Sanitary Easement recorded by Official Record 1762
10883 Page A07 in the Franklin County Recorder's Office and 1763
being the True Point of Beginning; 1764

Thence North 70°59'16" West, a distance of 15.21 feet 1765
crossing said existing sanitary easement to a point on the 1766
westerly line of said existing sanitary easement; 1767

Thence North 89°15'50" West, a distance of 2.78 feet 1768
leaving the westerly line of said sanitary easement to a point; 1769

Thence North 00°44'10" East, a distance of 144.13 feet to 1770
a point; 1771

Thence South 89°15'50" East, a distance of 20.00 feet to a 1772
point; 1773

Thence South 00°44'10" West, a distance of 143.63 feet to 1774
a point on the easterly line of said existing sanitary easement; 1775

Thence South 28°32'40" West, a distance of 5.96 feet along 1776
said easterly line of said existing sanitary easement to the 1777
True Point of Beginning and containing 0.067 acres (2922.95 Sq. 1778
Ft.), more or less, and being subject to all other legal 1779
easements, agreements, and rights-of-way of record. 1780

This description was prepared by Tony W. Meacham, Ohio 1781
Professional Surveyor Number 7799 from an actual field survey 1782
performed in 2016. 1783

The bearing North 86°35'04" West on the centerline of 1784
Hawthorne Avenue is in this description are referenced to the 1785
Ohio State Plane Coordinate System (South Zone), NAD 83 (NSRS 1786
2007). 1787

The foregoing legal description may be corrected or 1788
modified by the Department of Administrative Services to a final 1789
form if such corrections or modifications are needed to 1790
facilitate recordation of the perpetual easement. 1791

(B) The perpetual easement shall state the obligations of, 1792
and the duties to be observed and performed by the City of 1793
Columbus, Ohio with regard to the perpetual easement, and shall 1794
require the City of Columbus, Ohio to assume perpetual 1795
responsibility for operating, maintaining, repairing, renewing, 1796
reconstructing, and replacing the sanitary sewer pipeline that 1797
is currently located on the real estate. 1798

(C) Consideration for granting the perpetual easement is 1799
\$1. 1800

(D) The Director of Administrative Services, with the 1801
assistance of the Attorney General, shall prepare the perpetual 1802
easement. The perpetual easement shall state the consideration 1803
and the terms and conditions for the granting of the perpetual 1804
easement. The perpetual easement shall be executed by the 1805
Director of Administrative Services in the name of the state, 1806
presented in the Office of the Auditor of State for recording, 1807
and delivered to the City of Columbus, Ohio. The City of 1808
Columbus, Ohio, shall present the perpetual easement for 1809
recording in the Office of the Franklin County Recorder. The 1810
City of Columbus, Ohio, shall pay the costs associated with 1811
recording the perpetual easement. 1812

(E) This section expires three years after its effective 1813
date. 1814

Section 16. (A) The Governor may execute one or more 1815
Governor's Deeds in the name of the state conveying to the 1816
selected grantee or grantees, their heirs, successors, and 1817
assigns, to be determined in the manner provided in division (C) 1818
of this section, all of the state's right, title, and interest 1819
in the following described real estate: 1820

Situated in the City of Cambridge, Township of Cambridge, 1821
County of Guernsey, State of Ohio and bounded and described as 1822
follows: 1823

Situated in the City of Cambridge, Township of Cambridge, 1824
County of Guernsey, State of Ohio, and being a part of Partition 1825
Lot #14 in the Third Quarter, Township #2 North, Range #3 West, 1826
and being more particularly described as follows: 1827

TRACT ONE: 1828

Being 0.591 acres more or less in Cambridge Township. 1829
Commencing at an iron pin found at the Northeast corner of 1830
Partition Lot #14, thence on the North line of Partition Lot 1831
#14, N 82° 56' 59" W, a distance of 1,200.00 feet to a point, 1832
thence S 17° 45' 41" E a distance of 1,799.98 feet to an iron pin 1833
set, the BEGINNING, thence on the Northwest right of way of U.S. 1834
#40, S 41° 25' 19" W a distance of 100.00 feet to a point, thence 1835
N 30° 17' 41" W a distance of 94.00 feet to a point, thence S 1836
52° 52' 32" W a distance of 19.13 feet to a point, thence N 30° 1837
17' 41" W a distance of 121.90 feet to a point, thence N 05° 56' 1838
51" W a distance of 10.68 feet to an iron pin set, thence N 29° 1839
00' 55" E, a distance of 127.38 feet to an iron pin set, thence 1840
with the West line of the Ohio State Patrol Barracks S 30° 17' 1841
41" E a distance of 257.00 feet to the beginning and containing 1842
0.591 acres, more or less, and being part of the property 1843
conveyed in Tract #3, Parcel #1, and #2 of Volume 341, Page 600 1844
of the Deed Records of Guernsey County, Ohio. 1845

TRACT TWO: 1846

Being 0.092 acres more or less in the City of Cambridge. 1847
Commencing at an iron pin found at the Northeast corner of a 1848
Partition Lot #14, thence on the North line of Partition Lot 1849
#14, N 82° 56' 59" W, a distance of 1,200.00 feet to a point, 1850
thence S 17° 45' 41" E a distance of 1,799.98 feet to an iron 1851
pin at the most southerly corner of the State Patrol Barracks 1852
found in Volume 171, Page 165 of the Deed Records of Guernsey 1853
County, Ohio, thence on the Northwest right of way of U.S. #40, 1854
S 41° 25' 19" W, a distance of 100.00 feet to a point, the 1855
BEGINNING, thence on the Northwest right of way of U.S. #40, S 1856
41° 25' 19" W a distance of 12.00 feet to an iron pin set, 1857

thence N 42° 39' 47" W a distance of 140.55 feet to an iron pin set, thence N 23° 38' 21" W a distance of 41.18 feet to an iron pin set, thence N 05° 56' 51" W a distance of 43.02 feet to a point, thence S 30° 17' 41" E a distance of 121.90 feet to a point, thence N 52° 52' 32" E a distance of 19.13 feet to a point, thence S 30° 17' 41" E a distance of 94.00 feet to the beginning and containing 0.092 acres, more or less and being a part of the property conveyed in Tract #4, Volume 341, Page 603 of the Deed Records of Guernsey County, Ohio, including all easements for utilities, including sewer line easements to the North to the existing sewer line.

The above two described tracts are subject to all easements or leases of public record. Iron pins set are 5/8 inch rebar. Bearings are magnetic and are for angle purposes only.

A survey of the above described property was made by Joseph T. Spilker, Registered Surveyor #S-5862 on July 15, 1981.

Subject to all legal highways, restrictions, and reservations of record.

Auditor's Parcel Nos.: 02-0003910.000 & 06-0008765.000

Prior Instrument Reference: Volume 458 Page 858 Official Records of Guernsey County, Ohio.

The foregoing legal description may be corrected or modified by the Department of Administrative Services to a final form if such corrections or modifications are needed to facilitate recordation of the deed(s).

(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 1887
taxes and assessments not yet due and payable. The real estate 1888
shall be conveyed in an "as-is, where-is, with all faults" 1889
condition. 1890

(2) The deed or deeds for the conveyance of the real 1891
property described in division (A) of this section may contain 1892
restrictions, exceptions, reservations, reversionary interests, 1893
and other terms and conditions the Director of Administrative 1894
Services and the Board of Trustees of Ohio University determine 1895
to be in the best interest of the state. 1896

(3) Subsequent to the conveyance, any restrictions, 1897
exceptions, reservations, reversionary interests, or other terms 1898
and conditions contained in the deed or deeds may be released by 1899
the state or the Board of Trustees of Ohio University without 1900
the necessity of further legislation. 1901

(4) The deed or deeds shall contain restrictions 1902
prohibiting the grantee or grantees from occupying, using, or 1903
developing, or from selling, the real property such that the use 1904
or alienation will interfere with the quiet enjoyment of 1905
neighboring state-owned land. 1906

(5) The real property described above shall be conveyed 1907
only if the Director of Administrative Services and the Board of 1908
Trustees of Ohio University first have determined that the real 1909
property is surplus real property no longer needed by the state 1910
and that the conveyance is in the best interest of the state. 1911

(C) The Director of Administrative Services shall conduct 1912
a sale of the real property by sealed bid auction or public 1913
auction, and the real property shall be sold to the highest 1914
bidder at a price acceptable to the Director of Administrative 1915

Services and the Board of Trustees of Ohio University. The 1916
Director of Administrative Services shall advertise the sealed 1917
bid auction or public auction by publication in a newspaper of 1918
general circulation in Guernsey County, once a week for three 1919
consecutive weeks before the date on which the sealed bids are 1920
to be opened. The Director of Administrative Services shall 1921
notify the successful bidder in writing. The Director of 1922
Administrative Services may reject any or all bids. 1923

The grantee or grantees shall pay ten percent of the 1924
purchase price to the Director of Administrative Services within 1925
five business days after receiving the notice the bid has been 1926
accepted. The grantee or grantees shall pay the balance of the 1927
purchase price to the Director within 60 days after receiving 1928
notice the bid has been accepted. When the purchase price has 1929
been paid, the Director and grantee or grantees shall enter into 1930
a real estate purchase agreement, in the form prescribed by the 1931
Department of Administrative Services. Payment may be made in 1932
cash, or by bank draft or certified check made payable to the 1933
Treasurer of State. A selected grantee who does not complete the 1934
conditions of the sale as prescribed in this division shall 1935
forfeit the ten percent of the purchase price paid to the state 1936
as liquidated damages. If a selected grantee fails to complete 1937
the purchase, the Director of Administrative Services may accept 1938
the next highest bid, subject to the foregoing conditions. If 1939
the Director of Administrative Services rejects all bids, the 1940
Director may repeat the sealed bid auction or public auction, or 1941
may use an alternative sale process that is acceptable to the 1942
Board of Trustees of Ohio University. 1943

Ohio University shall pay advertising and other costs 1944
incident to the sale of the real property. 1945

(D) The real property described in division (A) of this 1946
section may be conveyed as an entire tract or as multiple 1947
parcels. 1948

(E) The Grantee shall pay all costs associated with the 1949
purchase, closing, and conveyance, including surveys, title 1950
evidence, title insurance, transfer costs and fees, recording 1951
costs and fees, taxes, and any other fees, assessments, and 1952
costs that may be imposed. 1953

The net proceeds of the sale of the real property shall be 1954
paid to Ohio University and deposited into the appropriate 1955
university accounts for the benefit of Ohio University. 1956

(F) Upon adoption of a resolution by the Board of Trustees 1957
of Ohio University, payment of the purchase price, and upon 1958
receipt of written notice from the Director of Administrative 1959
Services, the Auditor of State, with the assistance of the 1960
Attorney General, shall prepare a Governor's Deed to the real 1961
property described in division (A) of this section. The 1962
Governor's Deed shall state the consideration and shall be 1963
executed by the Governor in the name of the state, countersigned 1964
by the Secretary of State, sealed with the Great Seal of the 1965
State, presented in the Office of the Auditor of State for 1966
recording, and delivered to the Grantee. The Grantee shall 1967
present the Governor's Deed for recording in the Office of the 1968
Guernsey County Recorder. 1969

(G) This section shall expire three years after its 1970
effective date. 1971

Section 17. (A) The Governor may execute a Governor's Deed 1972
in the name of the state conveying to the Athens County Public 1973
Libraries ("grantee"), and its successors and assigns, all or 1974

part of the state's right, title, and interest in the following 1975
described real estate: 1976

Situated in the State of Ohio, Athens County, Farm Lot No. 1977
27, Section 4, T9N R14W, Ohio Company Purchase, and being part 1978
of the same parcel conveyed to the Ohio University as described 1979
in Deed Book 229, Page 319, also being the 2.725 acre lease 1980
parcel of Nelsonville Public Library as described in Official 1981
Record 129, Pg. 854, and also being part of the Ohio University 1982
parcel as described in Official Record 109, Page 215, in the 1983
Athens County Recorder's Office, being more particularly 1984
described as follows: 1985

Parcel 1 1986

Commencing at the northwest corner of Farm Lot No. 27, 1987
thence S 02° 29' 23" W 3207.33 feet to the northwest corner of 1988
subject 2.725 acre parcel, said northwest corner also being the 1989
southwest corner of a 4.498 acre Putnam Square INC. lease parcel 1990
as described in Official Record 228, Page 884, and referencing 1991
an iron pin found cap stamped "SWOYER" at S 03° 02' 36" W 50.00 1992
feet, said point being the Point of Beginning for the parcel 1993
herein described; 1994

Thence from the Point of Beginning along the southerly 1995
lines of said 4.498 acre lease parcel as described in Official 1996
Record 228, Page 884 the following three courses: 1997

1. S 86° 44' 17" E 170.74 feet to an iron pin set; 1998

2. S 03° 02' 35" W 50.00 feet to an iron pin found; 1999

3. S 86° 44' 18" E 382.52 feet to an iron pin found at the 2000
westerly right of way line of U.S. 33, also being the 2001
northeasterly corner of subject 2.725 acre lease parcel of 2002
Nelsonville Public Library as described in Official Record 129, 2003

Page 854; 2004

Thence S 00° 03' 21" E 138.01 feet along the west right of 2005
way of US 33 to an iron pin cap set at the southeast corner of 2006
subject 2.725 acre lease parcel of Nelsonville Public Library as 2007
described in Official Record 129, Pg. 854, said point also being 2008
the northeast corner of a 0.395 acre parcel conveyed to the City 2009
of Athens as described in Deed Book 212, Page 01; 2010

Thence S 81° 14' 56" W 572.82 feet along the north line of 2011
a 0.395 acre parcel conveyed to the City of Athens as described 2012
in Deed Book 129, Page 854, to an iron pin found at the 2013
southwest corner of subject 2.725 acre lease parcel of 2014
Nelsonville Public Library as described in Official Record 129, 2015
Pg. 854, said point also being on the easterly right of way of 2016
Home Street; 2017

Thence N 03° 02' 36" E 307.00 feet along the west line of 2018
subject 2.725 acre lease parcel of Nelsonville Public Library as 2019
described in Official Record 129, Pg. 854, to the Point of 2020
Beginning. 2021

The above described contains 2.725 acres more or less and 2022
is contained in Auditors Parcel A027380002101, which presently 2023
shows 2.529 acres. 2024

Parcel 2 2025

Commencing at the northwest corner of Farm Lot No. 27, 2026
thence S 02° 32' 33" W 3544.96 feet to an iron pin cap set at 2027
the northwest corner of subject 1.619 acre parcel, said 2028
northwest corner also being the southwest corner of a 0.395 acre 2029
parcel conveyed to the City of Athens as described in Deed Book 2030
212, Page 01, said point being the Point of Beginning for the 2031
parcel herein described; 2032

Thence N 81° 14' 56" E 574.49 feet along the north line to 2033
an iron pin cap set at the southeast corner of subject 1.619 2034
acre parcel conveyed to the Ohio University as described in 2035
Official Record 109, Pg. 215, said point also being the westerly 2036
right of way of U.S. 33; 2037

Thence S 00° 03' 21" E 122.55 feet along the westerly 2038
right of way of U.S. 33 to an iron pin cap set on the southeast 2039
corner of subject 1.619 acre parcel conveyed to the Ohio 2040
University as described in Official Record 109, Pg. 215, said 2041
point also being on a northerly line of a 10.060 acre parcel 2042
conveyed to the City of Athens as described in Official Record 2043
129, Page 854; 2044

Thence S 81° 05' 25" W 581.60 feet along the north line of 2045
said 10.060 acre parcel conveyed to the City of Athens as 2046
described in Official Record 129, Page 854 to an iron pin set 2047
capped on the southwest corner of subject 1.619 acre parcel 2048
conveyed to the Ohio University as described in Official Record 2049
109, Pg. 215, said point also being on the easterly right of way 2050
of Home Street; 2051

Thence N 03° 02' 36" E 125.40 feet along the easterly 2052
right of way of Home Street to the Point of Beginning. 2053

The above described contains 1.619 acres more or less and 2054
is contained in Auditors Parcel A027380002101, which presently 2055
shows 14.910 acres. 2056

The foregoing legal description may be corrected or 2057
modified by the Department of Administrative Services to a final 2058
form if such corrections or modifications are needed to 2059
facilitate recordation of the deed or if less than the whole 2060
property is conveyed. 2061

(B) (1) The conveyance includes improvements and chattels 2062
situated on the real estate, and is subject to all leases, 2063
easements, covenants, conditions, and restrictions of record; 2064
all legal highways and public rights-of-way; zoning, building, 2065
and other laws, ordinances, restrictions, and regulations; and 2066
real estate taxes and assessments not yet due and payable. The 2067
real estate shall be conveyed in an "as-is, where-is, with all 2068
faults" condition. 2069

(2) The deed may contain restrictions, exceptions, 2070
reservations, reversionary interests, or other terms and 2071
conditions the Director of Administrative Services determines to 2072
be in the best interest of the state. 2073

(3) The Governor's Deed conveying to grantee all or part 2074
of the real estate described in division (A) of this section 2075
shall contain a reversionary clause that shall provide that if 2076
grantee, or any successor in interest, should ever not utilize 2077
the subject real property for library purposes, then the 2078
grantee's interest or that of its successor in interest, shall 2079
immediately revert to grantor upon written notice from grantor 2080
to grantee, or its successor. Such reversion shall take place by 2081
operation of law without the need for any further action by 2082
grantor. 2083

(4) Subsequent to the conveyance, any restrictions, 2084
exceptions, reservations, reversionary interests, or other terms 2085
and conditions contained in the deed may be released by the 2086
state or Ohio University without the necessity of further 2087
legislation. 2088

(C) Consideration for the conveyance of the real estate 2089
described in division (A) of this section shall be \$1. 2090

(D) The real estate described in division (A) of this 2091
section shall be sold as an entire tract and not in parcels. 2092

(E) Grantee shall pay all costs associated with the 2093
purchase, closing, and conveyance, including surveys, title 2094
evidence, title insurance, transfer costs and fees, recording 2095
costs and fees, taxes, and any other fees, assessments, and 2096
costs that may be imposed. 2097

The net proceeds of the sale shall be deposited into the 2098
state treasury to the credit of the General Revenue Fund under 2099
section 113.09 of the Revised Code. 2100

(F) Upon payment of the purchase price, the Auditor of 2101
State, with the assistance of the Attorney General, shall 2102
prepare a Governor's Deed to such portions of the real estate 2103
described in division (A) of this section as is conveyed. The 2104
Governor's Deed shall state the consideration and shall be 2105
executed by the Governor in the name of the state, countersigned 2106
by the Secretary of State, sealed with the Great Seal of the 2107
State, presented in the Office of the Auditor of State for 2108
recording, and delivered to the grantee. The grantee shall 2109
present the Governor's Deed for recording in the Office of the 2110
Athens County Recorder. 2111

(G) This section shall expire three years after its 2112
effective date. 2113

Section 18. (A) The Governor may execute a Governor's Deed 2114
in the name of the state conveying to the Lawrence County Port 2115
Authority, Inc. ("Grantee"), and its successors and assigns, all 2116
of the state's right, title, and interest in the following 2117
described real estate: 2118

Situated in Lawrence County, Hamilton Township, Village of 2119

Hanging Rock, Township 1 (North), Range 19 (West), Section 11, 2120
State of Ohio, and being a part of the 7.10 acres conveyed by 2121
the Norfolk & Western Railway Company to the Village of Hanging 2122
Rock as found recorded in Deed Book 308, pages 575 thru 582, 2123
inclusive, of the Lawrence County, Ohio, Record of Deeds, and 2124
being more specifically bounded and described as follows: 2125

Beginning at a T-Rail on the North side of a 22 foot wide 2126
strip (street) conveyed by Florence G. Jefferys to the Village 2127
of Hanging Rock, Ohio, by deed recorded in Volume 138, page 415; 2128
said T-Rail bears North 7 degrees 1 minute East, 22 feet from 2129
the North East corner of Lot No. 8 of the Plan of the Town of 2130
Hanging Rock as recorded in Volume 11, Page 94 of the record of 2131
deeds in the Recorder's Office of Lawrence County, Ohio; thence 2132
with the South line of the aforesaid 7.10 acre tract, North 82 2133
degrees 47 minutes West, 148 feet to the South West corner of 2134
the herein described parcel; thence North 11 degrees 32 minutes 2135
East, 113.33 feet to a point; thence South 80 degrees 45 minutes 2136
13 seconds East, 330.00 feet to a point on the South side of an 2137
existing road; thence South 78 degrees 13 minutes 15 seconds 2138
East, 330.66 feet to a point on the East line of the 7.10 acre 2139
tract; thence South 22 degrees 25 minutes 40 seconds West, 65.93 2140
feet to the South East corner of the 7.10 acre tract and a 2141
corner to a 0.34 acre tract; thence with the South line of the 2142
7.10 acre tract (old N & W Railway property line) North 78 2143
degrees 29 minutes West, 504.07 feet to a T-Rail; thence South 7 2144
degrees 1 minute West, 47.12 feet to the place of beginning and 2145
containing 1.13 acres. 2146

PARCEL NO. 09-033-1000 2147

The real estate herein conveyed was calculated, described, 2148
and surveyed by D.R. Garwood, Registered Surveyor #4313, State 2149

of Ohio. 2150

For the last recorded instrument, reference is made to 2151
warranty deed recorded in Deed Book 338 at page 209 of the Deed 2152
Records of Lawrence County, Ohio. 2153

ALSO, the following described real estate; Lots 18 and 19 2154
in the Village of Hanging Rock, in said Lawrence County, Ohio. 2155

For the last recorded instrument, reference is made to 2156
warranty deed dated September 23, 1906, and recorded in Deed 2157
Book 84 at page 472 of the Deed Records of Lawrence County, 2158
Ohio. 2159

ALSO, the following real estate; Being the East $\frac{1}{2}$ of Lot 2160
20 in the Village of Hanging Rock, Lawrence County, Ohio. 2161

For the last recorded instrument, reference is made to 2162
Deed Book 114 at page 626, dated September 18, 1922, in the Deed 2163
Records of Lawrence County, Ohio. 2164

ALSO, the following real estate: Situate in the Village of 2165
Hanging Rock, Lawrence County, Ohio. 2166

Being the West $\frac{1}{2}$ of Lot 20 in the Village of Hanging Rock 2167
in said Lawrence County, Ohio. 2168

For the last recorded instrument reference is made to deed 2169
dated September 25, 1922, and recorded in Deed Book 114 at page 2170
627 of the Deed Records of Lawrence County, Ohio. 2171

Lots 18, 19 & 20 subject to Right of Way for new road. See 2172
plat book 6, p 223. 2173

There is also conveyed herein all right, title and 2174
interest that the grantors herein has in those certain alleys 2175
and streets vacated by the Village of Hanging Rock and described 2176

as follows: Auditor's Duplicate 1967. 2177

Page 35, Line 20, E ½ Center Street, 33X140.25 feet 2178
adjoining Lot 20; 2179

Page 36, Line 21, S ½ of 16 ½ alley, 8.25X247.5 feet 2180
adjoining Lots 18, 19 & 20; 2181

Page 36, Line 13, Lots 18, 19 & 20, North part; 2182

Page 36, Line 14, Lots 18, 19, & 20, State Highway 2183
easement, Parcel No. 206 South Part 2184

Note: Remainder of streets and alleys went to adjoining 2185
owner when vacated which was the State of Ohio, grantor herein. 2186

For the last recorded instruments, see Ordinance No. 112, 2187
111 and 113, recorded in Volume PL. B. 6, at pages 223 to 229 2188
inclusive of the Plat Records of Lawrence County, Ohio. 2189

Parcel Nos: 09-041-1100, 09-041-1200 2190

LSOT: DB 338, P 387, Recorder's Office, Lawrence County, 2191
Ohio. 2192

Also the following described property: Vacated 22' wide 2193
street 22X82.5 and the North ½ of vacated 16 ½ Alley 8.25X82.5. 2194

Parcel No. 09-040-1705 2195

ALSO THE FOLLOWING DESCRIBED PROPERTY: 2196

Situate in Lawrence County, State of Ohio, and bounded and 2197
described as follows, to-wit: 2198

Lot #10 in the Village of Hanging Rock in said Lawrence 2199
County, Ohio. Also, Lot No. Nine (9) in the Village of Hanging 2200
Rock in Lawrence County, Ohio. 2201

Vacated 22' wide street 22X198, vacated Center Street 2202

33X140.25, and vacated 16 ½ Alley 8.25X165. 2203

See Plat in Auditor's 2002 Duplicate. 2204

Parcel No.: 09-040-1700 2205

LSOT: DB 331, P 667, Recorder's Office, Lawrence County, 2206
Ohio. 2207

For the last recorded instrument, reference is made to 2208
Deed Book 328 at page 574 Deed Records of Lawrence County, Ohio, 2209
and Deed Book 331 at page 401 in said Deed Records, Lawrence 2210
County, Ohio. 2211

ALSO, THE FOLLOWING REAL ESTATE: Situated in Lawrence 2212
County, Hamilton Township, Village of Hanging Rock, State of 2213
Ohio, in Township 1 North, Range 19, Section 11, and being more 2214
particularly bounded and described as follows: 2215

Beginning at a T-Rail set on the North side of a 22 foot 2216
wide strip of land conveyed by Quit Claim Deed of March 3, 1932, 2217
from Florence G. Jefferys to the Village of Hanging Rock as 2218
recorded in Volume 138 at page 415 of the Lawrence County, Ohio, 2219
Record of Deeds; said beginning point bears North 7 degrees 01 2220
minutes East, 22 feet from the Northeast corner of Lot No. 8 of 2221
the Plan of the Town of Hanging Rock as recorded in Volume 11, 2222
page 94 of the Lawrence County, Ohio, Record of Deeds..... 2223

Said beginning point being also one of the angle points of 2224
the Norfolk and Western Railroad right of way line as referred 2225
to in the deed of conveyance from the Norfolk and Western 2226
Railroad to the Village of Hanging Rock, Ohio, as recorded in 2227
Volume 308 at page 574; thence with the right of way line of the 2228
Norfolk and Western Railroad (now the Village of Hanging Rock) 2229
North 7 degrees 01 minutes East, 47.12 feet to another T-Rail 2230
monument; thence South 78 degrees 29 minutes East, 504.07 feet 2231

to a point common to the old right of way line of the Norfolk 2232
and Western Railroad and land conveyed by the Norfolk and 2233
Western Railroad to the State of Ohio, Dept. of Highways, said 2234
point being 448.37 feet left of Station 266 plus 84.73 of the 2235
centerline survey of U.S. Route 52; thence South 22 degrees 25 2236
minutes 40 seconds West 11.92 feet to a point on the North line 2237
of the aforesaid 22 foot wide street; thence with the North line 2238
of said 22 foot wide street North 82 degrees 47 minutes West, 2239
499.40 feet to the place of beginning and containing thirty-four 2240
one hundredths (0.34) of an acre. The herein described real 2241
estate was surveyed by D.R. Garwood, Reg. Surv. #4313, State of 2242
Ohio. 2243

Parcel No.: 09-037-0900 2244

For the last recorded instrument, reference is made to 2245
Deed Book 328 at page 571, Deed Records of Lawrence County, 2246
Ohio. 2247

LSOT: DB 331, P 667, Recorder's Office, Lawrence County, 2248
Ohio. 2249

ALSO THE FOLLOWING DESCRIBED PROPERTY: 2250

Situate in Lawrence County, State of Ohio, and bounded and 2251
described as follows, to-wit: 2252

Lot #11 in the Village of Hanging Rock is said Lawrence 2253
County, Ohio. 2254

Parcel No.: 09-040-1701 2255

LSOT: DB 377, P 621, Recorder's Office, Lawrence County, 2256
Ohio. 2257

ALSO THE FOLLOWING DESCRIBED PROPERTY: 2258

Situate in Lawrence County, State of Ohio, and bounded and 2259
described as follows, to-wit: 2260

Lots 43, 44 and $\frac{1}{2}$ of Lot 45 in the Village of Hanging Rock 2261
is said Lawrence County, Ohio. 2262

Parcel No.: 09-044-0200 2263

ALSO THE FOLLOWING DESCRIBED PROPERTY: 2264

Situate in the Village of Hanging Rock, County of Lawrence 2265
and State of Ohio: Beginning at a point on the south line of a 2266
7.10 A. tract conveyed to the Village of Hanging Rock by the 2267
Norfolk & Western Railway Company by deed dated June 23, 1964, 2268
as recorded in Vol. 308, Page 574, Lawrence County Deed Records, 2269
said point being the Southwest corner of a 1.13 A. tract 2270
conveyed to the Board of Education of Rock Hill Local School 2271
District by deed dated March 9, 1968, as recorded in Vol. 338, 2272
Page 209, Deed Records; thence, with the South line of said 7.10 2273
acre tract and the North line of a 22 foot street conveyed to 2274
the Village of Hanging Rock by Florence G. Jeffreys by deed 2275
recorded in Vol. 138, Page 415, Deed Records, N. 82 deg 47' W. 2276
365.08 ft. to a point the intersection of the East line of 2277
Market Street, if extended, with the South line of the 7.10 acre 2278
tract; thence in a northerly direction with the East line of 2279
Market Street, if extended, as shown on the Plat of the Town of 2280
Hanging Rock as shown in Vol. 11, P. 94, Deed Records, N. 6 deg. 2281
56' E. 47-50 feet to a point 6 ft. from and right angles to the 2282
southerly edge of the pavement of the new street on the old N. & 2283
W. right of way; thence in an easterly direction and 6 ft. from 2284
and parallel to said pavement on a curve to the right having a 2285
radius of 694.545 feet, 243.00 feet to the P.T. of curve; thence 2286
S. 78 deg. 29' E. 130 feet to a point in the West line of said 2287
1.13 acre tract; thence S. 11 deg. 32' W. 65.50 feet with said 2288

line to the place of beginning, and containing 0.57 acre, more 2289
or less, consisting of a strip of land bounded generally by the 2290
present school property on the east, the 22 ft. street on the 2291
South; the easterly line of Market Street, if extended, on the 2292
West, and the berm of the newly paved road on the North. 2293

Parcel No.: 09-033-0800 2294

LSOT: DB 363, P 260, Recorder's Office, Lawrence County, 2295
Ohio. 2296

ALSO THE FOLLOWING DESCRIBED PROPERTY: 2297

Situated in the County of Lawrence, in the State of Ohio, 2298
and in the Village of Hanging Rock and bounded and described as 2299
follows: 2300

Being all of lot "K" in the Village of Hanging Rock as 2301
conveyed to the grantor herein and recorded in Volume 207 at 2302
Page 607 of the Lawrence County Record of Deeds. 2303

This instrument is expressly subject to an Easement for 2304
Highway Purposes granted the State of Ohio and recorded in 2305
Volume 248 at Page 146 of the Lawrence County Record of 2306
Easements. 2307

The above real estate hereby conveyed is described as 2308
follows: 2309

Being in Section 11, Town 1, Range 19 and being all of Lot 2310
K, known as the Foundry Lot and the Old Public Road being 40 2311
feet in width adjoining Lot K, also the east 6 feet of Lots 14 2312
and 15 of Hanging Rock, containing 1.65 acres more or less. 2313

Parcel No.: 09-037-0600 2314

LSOT: DB 249, P 302, Recorder's Office, Lawrence County, 2315

Ohio. 2316

The foregoing legal description may be corrected or 2317
modified by the Department of Administrative Services to a final 2318
form if such corrections or modifications are needed to 2319
facilitate recordation of the deed. 2320

(B) (1) The conveyance includes improvements and chattels 2321
situated on the real estate, and is subject to all easements, 2322
covenants, conditions, and restrictions of record; all legal 2323
highways and public rights-of-way; zoning, building, and other 2324
laws, ordinances, restrictions, and regulations; and real estate 2325
taxes and assessments not yet due and payable. The real estate 2326
shall be conveyed in an "as-is, where-is, with all faults" 2327
condition. 2328

(2) The deed for the conveyance of the real property 2329
described in division (A) of this section may contain 2330
restrictions, exceptions, reservations, reversionary interests, 2331
or other terms and conditions the Director of Administrative 2332
Services and the Board of Trustees of Ohio University determine 2333
to be in the best interest of the state. 2334

(3) Subsequent to the conveyance, any restrictions, 2335
exceptions, reservations, reversionary interests, or other terms 2336
and conditions contained in the deed may be released by the 2337
state or the Board of Trustees of Ohio University without the 2338
necessity of further legislation. 2339

(C) Consideration for the conveyance of the real property 2340
described in division (A) of this section shall be \$219,000, 2341
pursuant to a real estate purchase agreement as prepared and 2342
approved by the Director of Administrative Services and the 2343
Board of Trustees of Ohio University. 2344

The Director of Administrative Services shall offer the 2345
real estate to the Lawrence County Port Authority, Inc. through 2346
a real estate purchase agreement. If the Lawrence County Port 2347
Authority, Inc. does not complete the purchase of the real 2348
estate within the time period provided in the real estate 2349
purchase agreement, the Director of Administrative Services may 2350
use any reasonable method of sale considered acceptable by the 2351
Board of Trustees of Ohio University to determine an alternate 2352
grantee willing to complete the purchase within three years 2353
after the effective date of this section. Ohio University shall 2354
pay all advertising costs, additional fees, and other costs 2355
incident to the sale of the real property. 2356

(D) The real property described in division (A) of this 2357
section shall be sold as an entire tract and not in parcels. 2358

(E) Grantee shall pay all costs associated with the 2359
purchase, closing, and conveyance of the real property, 2360
including surveys, title evidence, title insurance, transfer 2361
costs and fees, recording costs and fees, taxes, and any other 2362
fees, assessments, and costs that may be imposed. 2363

The net proceeds of the sale of the real property shall be 2364
paid to Ohio University and deposited into the appropriate 2365
university accounts for the benefit of Ohio University. 2366

(F) Upon adoption of a resolution by the Board of Trustees 2367
of Ohio University, payment of the purchase price, and receipt 2368
of written notice from the Director of Administrative Services, 2369
the Auditor of State, with the assistance of the Attorney 2370
General, shall prepare a Governor's Deed to the real property 2371
described in division (A) of this section. The Governor's Deed 2372
shall state the consideration and shall be executed by the 2373
Governor in the name of the state, countersigned by the 2374

Secretary of State, sealed with the Great Seal of the State, 2375
presented in the Office of the Auditor of State for recording, 2376
and delivered to the grantee. The grantee shall present the 2377
Governor's Deed for recording in the Office of the Lawrence 2378
County Recorder. 2379

(G) This section shall expire three years after its 2380
effective date. 2381

Section 19. (A) The Governor may execute one or more 2382
Governor's Deeds in the name of the state conveying to the 2383
selected grantee or grantees, their heirs, successors, and 2384
assigns, to be determined in the manner provided in division (C) 2385
of this section all of the State's right, title, and interest in 2386
the following described real estate: 2387

Situated in the City of Athens, Athens County, Ohio, to- 2388
wit: 2389

Beginning at a point 94 feet East of the Southwest corner 2390
of Inlot No. 26 in the City of Athens on the South line of said 2391
Inlot; thence East 43 feet on the said South line; thence North 2392
to the line running East and West between the North and South 2393
halves of the North half of said Inlot; thence West 43 feet; 2394
thence South to the place of beginning, also the right of way 2395
for the purposes of a private alley over and along ten feet East 2396
of and adjoining said tract above described 2397

EXCEPTING the following described real estate: Beginning 2398
at a point 94 feet East of the West line of Inlot No. 26, which 2399
point is on the line dividing the North and South halves of the 2400
North half of said Inlot No. 26 and is also the Northwest corner 2401
of that part of said Inlot No. 26 now owned by the said Martha 2402
B. Pilcher; thence East on said dividing line 43 feet; thence 2403

South 20 feet; thence West 43 feet to a line parallel with the 2404
said North line; thence North 20 feet to the place of beginning. 2405

The above tract is subject to all easements or leases of 2406
public record. 2407

Subject to all legal highways, restrictions, and 2408
reservations of record. 2409

Auditor's Parcel Nos.: A027080007000 2410

Prior Instrument Reference: Volume 281 Page 328 Official 2411
Records of Athens County, Ohio. 2412

The foregoing legal description may be corrected or 2413
modified by the Department of Administrative Services to a final 2414
form if such corrections or modifications are needed to 2415
facilitate the sale of the subject property. 2416

(B) (1) The conveyance includes improvements and chattels 2417
situated on the real estate, and is subject to all easements, 2418
covenants, conditions, and restrictions of record; all legal 2419
highways and public rights-of-way; zoning, building, and other 2420
laws, ordinances, restrictions, and regulations; and real estate 2421
taxes and assessments not yet due and payable. The real estate 2422
shall be conveyed in an "as-is, where-is, with all faults" 2423
condition. 2424

(2) The deed for the conveyance of the real property may 2425
contain restrictions, exceptions, reservations, reversionary 2426
interests, and other terms and conditions the Director of 2427
Administrative Services and the President and Board of Trustees 2428
of Ohio University determine to be in the best interest of the 2429
State. 2430

(3) Subsequent to the conveyance, any restrictions, 2431

exceptions, reservations, reversionary interests, or other terms 2432
and conditions contained in the deed may be released by the 2433
State and the President and Board of Trustees of Ohio University 2434
without the necessity of further legislation. 2435

(4) The deed or deeds shall contain restrictions 2436
prohibiting the grantee or grantees from occupying, using, or 2437
developing, or from selling, the real estate such that the use 2438
or alienation will interfere with the quiet enjoyment of 2439
neighboring state-owned land. 2440

(5) The real estate described above shall be conveyed only 2441
if the Director of Administrative Services and the President and 2442
Board of Trustees of Ohio University first have determined that 2443
the real estate is surplus real property no longer needed by the 2444
state and that the conveyance is in the best interest of the 2445
state. 2446

(C) The Director of Administrative Services, in 2447
consultation with Ohio University shall conduct a sale of the 2448
real estate by sealed bid auction and the real estate shall be 2449
sold to the highest bidder at a price acceptable to the Director 2450
of Administrative Services and the President and Board of 2451
Trustees of Ohio University. The Director of Administrative 2452
Services shall advertise the sealed bid auction by publication 2453
in a newspaper of general circulation in Athens County, once a 2454
week for three consecutive weeks before the date on which the 2455
sealed bids are to be opened. The Director of Administrative 2456
Services shall notify the successful bidder in writing. The 2457
Director of Administrative Services may reject any or all bids. 2458

The purchaser shall pay a deposit of ten percent of the 2459
purchase price to the Department of Administrative Services 2460
within five business days after receiving notice the bid has 2461

been accepted. When the deposit has been received by the 2462
Department of Administrative Services, the purchaser shall enter 2463
into a real estate purchase agreement in the form prescribed by 2464
the Department of Administrative Services. The purchaser shall 2465
pay the balance of the purchase price to the Department of 2466
Administrative Services within sixty days after receiving notice 2467
the bid has been accepted. Payment of the deposit and the 2468
balance of the purchase price shall be made by bank draft or 2469
certified check made payable to the Treasurer of State. A 2470
purchaser who does not complete the conditions of the sale as 2471
prescribed in this division or in the real estate purchase 2472
agreement shall forfeit the ten percent of the purchase price 2473
paid to the State as liquidated damages. Should a purchaser not 2474
complete the conditions of sale as described in this division or 2475
in the real estate purchase agreement, the Director of 2476
Administrative Services is authorized to accept the next highest 2477
bid, by collecting ten percent of the revised purchase price 2478
from the next bidder and proceed to close the sale, provided 2479
that the secondary bid meets all other criteria provided for in 2480
this section. If the Director of Administrative Services rejects 2481
all bids from the sealed bid auction, the Director may repeat 2482
the sealed bid auction process described in this section or may 2483
use an alternate sale process that is acceptable to Ohio 2484
University. 2485

Ohio University shall pay advertising costs incident to 2486
the sale of the real estate. 2487

(D) The real estate described in division (A) of this 2488
section may be conveyed as an entire tract or as multiple 2489
parcels. 2490

(E) The purchaser shall pay all costs, other than those 2491

specified above, associated with the purchase, closing, and 2492
conveyance of the subject property, including surveys, lot split 2493
fees, title evidence, title insurance, transfer costs and fees, 2494
recording costs and fees, taxes, and any other fees, 2495
assessments, and costs that may be imposed. 2496

The net proceeds of the sale shall be deposited into Ohio 2497
University accounts for purposes to be determined by the 2498
President and Board of Trustees of Ohio University. 2499

(F) Upon receiving written request from the Department of 2500
Administrative Services, the Auditor of State, with the 2501
assistance of the Attorney General, shall prepare a Governor's 2502
Deed to the real estate described in division (A) of this 2503
section. The Governor's Deed shall state the consideration and 2504
shall be executed by the Governor in the name of the State, 2505
countersigned by the Secretary of State, sealed with the Great 2506
Seal of the State, presented in the Office of the Auditor of 2507
State for recording, and delivered to the grantee. The grantee 2508
shall present the Governor's Deed for recording in the Office of 2509
the Athens County Recorder. 2510

(G) This section shall expire three years after its 2511
effective date. 2512

Section 20. (A) The Governor may execute a Governor's Deed 2513
in the name of the state conveying to one or more purchaser or 2514
purchasers, their heirs, successors, and assigns all of the 2515
state's right, title, and interest in the following described 2516
real estate: 2517

Situated in the City of Portsmouth, County of Scioto, 2518
State of Ohio and is described as follows: 2519

Being the whole of Lot No. 8 of the Kings Court 2520

Subdivision of the City of Portsmouth, as shown as and 2521
designated on the duly recorded plat of said subdivision in Plat 2522
Book 6, Pages 77 and 78, Scioto County, Ohio, Record of Plats 2523

The foregoing legal description may be corrected or 2524
modified by the Department of Administrative Services to a final 2525
form if such corrections or modifications are needed to 2526
facilitate recordation of the deed. 2527

(B) (1) The conveyance includes improvements and chattels 2528
situated on the real estate, and is subject to all easements, 2529
covenants, conditions, and restrictions of record; all legal 2530
highways and public rights-of-way; zoning, building, and other 2531
laws, ordinances, restrictions, and regulations; and real estate 2532
taxes and assessments not yet due and payable. The real estate 2533
shall be conveyed in an "as-is, where-is, with all faults" 2534
condition. 2535

(2) The deed may contain restrictions, exceptions, 2536
reservations, reversionary interests, and other terms and 2537
conditions the Director of Administrative Services determines to 2538
be in the best interest of the state. 2539

(3) Subsequent to the conveyance, any restrictions, 2540
exceptions, reservations, reversionary interests, or other terms 2541
and conditions contained in the deed may be released by the 2542
state or Shawnee State University without the necessity of 2543
further legislation. 2544

(4) The real estate described in division (A) of this 2545
section shall be conveyed only if the Director of Administrative 2546
Services and the Board of Trustees of Shawnee State University 2547
first have determined that the real estate is surplus real 2548
property no longer needed by the state and that the conveyance 2549

is in the best interest of the state. 2550

(C) The Director of Administrative Services shall conduct 2551
a sale of the real estate by sealed bid auction and the real 2552
estate shall be sold to the highest bidder at a price acceptable 2553
to the Director of Administrative Services and Board of Trustees 2554
of Shawnee State University. The Director of Administrative 2555
Services shall advertise the sealed bid auction by publication 2556
in a newspaper of general circulation in Scioto County, once a 2557
week for three consecutive weeks before the date on which the 2558
sealed bids are to be opened. The Director of Administrative 2559
Services shall notify the successful bidder in writing. The 2560
Director of Administrative Services may reject any or all bids. 2561

The purchaser shall pay ten percent of the purchase price 2562
to the Department of Administrative Services within five 2563
business days after receiving notice the bid has been accepted. 2564
When the deposit has been received by the Department of 2565
Administrative Services, the purchaser shall enter into a real 2566
estate purchase agreement, in the form prescribed by the 2567
Department of Administrative Services. The purchaser shall pay 2568
the balance of the purchase price to the Department of 2569
Administrative Services within 60 days after receiving notice 2570
the bid has been accepted. Payment of the deposit and the 2571
purchase price shall be made by bank draft or certified check 2572
made payable to the Treasurer of State. A purchaser who does not 2573
complete the conditions of the sale as prescribed in this 2574
division shall forfeit the ten percent of the purchase price 2575
paid to the state as liquidated damages. Should a purchaser not 2576
complete the conditions of sale as described in this division, 2577
the Director of Administrative Services is authorized to accept 2578
the next highest bid or bids by collecting ten percent of the 2579
revised purchase price from the next bidder and to proceed to 2580

close the sale, provided for in the section, subject to the 2581
foregoing conditions. If the Director of Administrative Services 2582
rejects all bids from the sealed bid auction, the Director may 2583
repeat the sealed bid auction process described in this section 2584
or may use an alternate sale process acceptable to Shawnee State 2585
University. 2586

Shawnee State University shall pay advertising and other 2587
costs incident to the sale of the real estate. 2588

(D) The real estate described in division (A) of this 2589
section shall be sold as an entire tract and not in parcels. 2590

(E) Purchaser shall pay all costs, other than those 2591
specified above, associated with the purchase, closing, and 2592
conveyance of the subject property, including surveys, title 2593
evidence, title insurance, transfer costs and fees, recording 2594
costs and fees, taxes, and any other fees, assessments, and 2595
costs that may be imposed. 2596

The net proceeds of the sale shall be paid to Shawnee 2597
State University and shall be deposited into university accounts 2598
for the benefit of Shawnee State University. 2599

(F) Upon receiving written request from the Department of 2600
Administrative Services, the Auditor of State, with the 2601
assistance of the Attorney General, shall prepare a Governor's 2602
Deed to the real estate described in division (A) of this 2603
section. The Governor's Deed shall state the consideration and 2604
shall be executed by the Governor in the name of the state, 2605
countersigned by the Secretary of State, sealed with the Great 2606
Seal of the State, presented in the Office of the Auditor of 2607
State for recording, and delivered to the grantee. The grantee 2608
shall present the Governor's Deed for recording in the Office of 2609

the Scioto County Recorder. 2610

(G) This section shall expire three years after its 2611
effective date. 2612

Section 21. (A) The Governor may execute a Governor's Deed 2613
in the name of the state conveying to the City of Akron, Ohio, 2614
or an alternate grantee or grantees, and its successors and 2615
assigns, all of the state's right, title, and interest in the 2616
following described real estate: 2617

Situated in the City of Akron, County of Summit and State 2618
of Ohio and known as being a part of Lots 4 and 5, Tract 4, 2619
formerly Springfield Township and more fully described as 2620
follows: 2621

Beginning at a drill hole found at the centerline 2622
intersection of Triplett Boulevard with Hilbish Avenue and being 2623
the northeast corner of Lot 4; Thence southwesterly along the 2624
centerline of Hilbish Avenue and the easterly line of said Lot 2625
4, S 0° 21' 00" W (bearings referenced to the Ohio Coordinate 2626
System, North Zone), 1814.38 feet to the southeast corner of Lot 2627
4; Thence northwesterly along the southerly line of Lot 4 and 2628
northerly line of Lot 5, N 89° 43' 24" W, 305.44 feet to a 2629
tangent line of the centerline of George Washington Boulevard 2630
(100' R/W); Thence southwesterly along said tangent line, S 33° 2631
39' 10" W, 221.77 feet to a lead center monument formed at a 2632
point of curve on the centerline of George Washington Boulevard 2633
(N 501, 243.54/E 2,288,089.60 Ohio Coordinate System, North 2634
Zone); Thence northeasterly along the centerline of George 2635
Washington Boulevard and along the arc of a circle curving to 2636
the left (central angle = 3° 36' 18", radius = 1199.76', chord = 2637
75.48', chord bearing = N 31° 51' 02" E) 75.49 feet to a point; 2638
Thence radial to said centerline curve, N 59° 57' 08" W, 50.00 2639

feet to the southeast corner of land owned by the State of Ohio 2640
(Deed Volume 5163, Page 45) and being the True Place of 2641
Beginning for the land hereinafter described; 2642

Thence N 56° 39' 49" W, 263.45 feet to a point; Thence N 2643
64° 33' 36" W, 97.32 feet to a number six rebar found; Thence N 2644
6° 31' 53" E, 42.38 feet to a number six rebar found; Thence N 2645
41°16' 00" W, 47.38 feet to a number six rebar found; Thence N 2646
35° 31' 10" W, 51.26 feet to a number six rebar found; Thence S 2647
4° 33' 59" W, 87.75 feet to a number five rebar set; Thence S 2648
18°15' 14" W, 329.06 feet to a number five rebar set; Thence S 2649
52° 38' 41" E, 345.69 feet to a number five rebar set on the 2650
westerly line of George Washington Boulevard; Thence 2651
northeasterly along said westerly line N 33° 39' 10" E, 291.04 2652
feet to a number five rebar set at a point of curve; Thence 2653
northeasterly along the arc of a circle curving to the left 2654
(central angle = 3° 36' 18", radius = 1149.76', chord = 72.33', 2655
chord bearing = N 31° 51' 02" E) 72.34 feet to the True Place of 2656
Beginning for the land hereinbefore described and containing 2657
3.1960 acres of land as surveyed by the Bureau of Engineering, 2658
City of Akron, Ohio, in May, 1988, and subject to all legal 2659
highways, easements and restrictions of record. 2660

Summit County Parcel Nos. 6757940 and 6755127 2661

Prior Instrument Reference No.: O.R. Volume 196, Pages 279 2662
- 282 2663

The foregoing legal description may be corrected or 2664
modified by the Department of Administrative Services to a final 2665
form if such corrections or modifications are needed to 2666
facilitate recordation of the deed. 2667

(B) (1) The conveyance shall include the improvements and 2668

chattels situated on the real estate, and is subject to all 2669
easements, covenants, conditions, and restrictions of record; 2670
all legal highways and public rights-of-way; zoning, building, 2671
and other laws, ordinances, restrictions, and regulations; and 2672
real estate taxes and assessments not yet due and payable. The 2673
real estate shall be conveyed in an "as-is, where-is, with all 2674
faults" condition. 2675

(2) The deed for the conveyance of the real estate may 2676
contain restrictions, exceptions, reservations, reversionary 2677
interests, or other terms and conditions the Director of 2678
Administrative Services and the Board of Trustees of the 2679
University of Akron determine to be in the best interest of the 2680
state. 2681

(3) Subsequent to the conveyance, any restrictions, 2682
exceptions, reservations, reversionary interests, or other terms 2683
and conditions contained in the deed may be released by the 2684
state or the Board of Trustees of the University of Akron 2685
without the necessity of further legislation. 2686

(C) Consideration for the conveyance of the real estate 2687
described in division (A) of this section shall be \$1. 2688

The Director of Administrative Services shall offer the 2689
real estate to the City of Akron, Ohio, through a real estate 2690
purchase agreement. If the City of Akron, Ohio, does not 2691
complete the purchase of the real estate within the time period 2692
provided in the real estate purchase agreement, the Director of 2693
Administrative Services may use any reasonable method of sale 2694
considered acceptable by the Board of Trustees of the University 2695
of Akron to determine an alternate grantee or grantees to 2696
complete the purchase within three years after the effective 2697
date of this section. In that case, consideration for the 2698

conveyance of the real estate to an alternate grantee or 2699
grantees shall be at a price and any terms and conditions 2700
acceptable to the Director of Administrative Services and the 2701
University of Akron. The Board of Trustees of the University of 2702
Akron shall pay all advertising costs, additional fees, and 2703
other costs incident to the sale of the real estate to an 2704
alternate grantee or grantees. 2705

(D) The real estate described in division (A) of this 2706
section may be conveyed as an entire tract or as multiple 2707
parcels. 2708

(E) Grantee shall pay all costs associated with the 2709
purchase, closing, and conveyance of the real estate described 2710
in division (A) of this section, including surveys, title 2711
evidence, title insurance and any other fees, assessments, and 2712
costs that may be imposed, but not transfer costs and fees, 2713
recording costs and fees, which will be paid by the Board of 2714
Trustees of the University of Akron. 2715

The net proceeds of the sale shall be deposited into 2716
university accounts for purposes to be determined by the Board 2717
of Trustees of the University of Akron. 2718

(F) Upon execution of the real estate purchase agreement, 2719
the Auditor of State, with the assistance of the Attorney 2720
General, shall prepare a Governor's Deed to the real estate 2721
described in division (A) of this section. The Governor's Deed 2722
shall state the consideration and shall be executed by the 2723
Governor in the name of the state, countersigned by the 2724
Secretary of State, sealed with the Great Seal of the State, 2725
presented in the Office of the Auditor of State for recording, 2726
and delivered to the grantee. The grantee shall present the 2727
Governor's Deed for recording in the Office of the Summit County 2728

Recorder. 2729

(G) This section shall expire three years after its 2730
effective date. 2731

Section 22. (A) The Governor may execute a Governor's Deed 2732
in the name of the state conveying to a selected grantee or 2733
grantees, their heirs, successors, and assigns, to be determined 2734
in the manner provided in division (C) of this section, all of 2735
the state's right, title, and interest in the following 2736
described real estate: 2737

Parcel 1: 2738

Situated in the City of Akron, County of Summit and State 2739
of Ohio and known as being Block 14, Perkins Allotment, as 2740
recorded in Plat Book 1, Page 38, Summit County Records. 2741

Excepting therefrom the following described premises 2742
deeded by The Rector, Wardens and Vestrymen of St. Paul's 2743
Episcopal Church of Akron, Ohio to The City of Akron, Ohio, 2744
dated September 22, 1942, and recorded in Volume 1965, Page 38, 2745
Summit County Records: 2746

Situated in the City of Akron, County of Summit and State 2747
of Ohio, and known as being a part of Block 14, Perkins 2748
Allotment, as recorded in Summit County Record of Plats Book 1, 2749
Page 38 and being more fully described as follows: 2750

Tract 1: Beginning at the southwestern corner of South 2751
Forge Street and East Market Street (60 feet wide); thence 2752
southwesterly along the western line of South Forge Street, 2753
about thirty-seven and seventy-six hundredths (37.76) feet to a 2754
point, said point being the tangent point of the arc of a circle 2755
of twelve (12) feet radius; thence Northerly along the arc of 2756
said circle, curving to the left and tangent to the preceding 2757

course, about twenty-six and ninety-four hundredths (26.94) feet 2758
to a point, said point being ten (10) feet south of, measured at 2759
right angles to, the southern line of East Market Street; thence 2760
westerly parallel to the southern line of East Market Street, 2761
and tangent to the preceding course, five (5.00) feet to a 2762
point; thence Northerly at right angles to the preceding course, 2763
ten (10.00) feet to a point in the southern line of East Market 2764
Street; thence Easterly along the southern line of East Market 2765
Street, about thirty-seven and ninety-five hundredths (37.95) 2766
feet to the place of beginning, containing about 477 square 2767
feet. 2768

Tract 2: Beginning at the southeastern corner of Fir Hill 2769
and East Market Street (60 feet wide); thence easterly along the 2770
southern line of East Market Street, One Hundred Ninety-Four and 2771
three tenths (194.3) feet to a point; thence southerly at right 2772
angles to preceding course ten (10.00) feet to a point; thence 2773
westerly along a line parallel to the southern line of East 2774
Market Street One Hundred Sixty-Eight and twenty-eight 2775
hundredths (168.28) feet to a point, said point being the 2776
tangent point of the arc of a circle of twelve (12) foot radius; 2777
thence southerly, along the arc of said circle, curving to the 2778
left and tangent to the preceding course about twenty-four and 2779
ninety-six (24.96) hundredths feet to a point in the eastern 2780
line of Fir Hill; thence Northerly along the said line of Fir 2781
Hill, about thirty-one and eighty-nine hundredths (31.89) feet 2782
to the place of beginning, containing about 2,011 square feet. 2783

Tract 3: Beginning at the Northeastern corner of South 2784
Forge Street and Fir Hill; thence Northerly, along the eastern 2785
line of Fir Hill, about seventeen and eighty-six hundredths 2786
(17.86) feet to a point, said point being the tangent point of 2787
the arc of a circle of twelve (12) foot radius; thence 2788

southeasterly along the arc of said circle curving to the left, 2789
and tangent to the preceding course about twenty-three and fifty 2790
hundredths (23.50) feet to a point in the western line of South 2791
Forge Street; thence Southwesterly, along the said Western line 2792
of South Forge Street and tangent to the preceding course, about 2793
seventeen and eighty-six hundredths (17.86) feet to the place of 2794
beginning, containing about 75 square feet of land, be the same 2795
more or less, but subject to all legal highways. 2796

Also known as 354 East Market Street, Akron, Ohio 44304 2797

Summit County Parcel No. 68-41381 2798

Prior Instrument Reference: Vol. 4677, Pages 272 - 274 2799

Parcel 2: 2800

And known as being part of Block No. 12 in Perkins 2801
Addition to the City of Akron, Ohio, Part of original Portage 2802
Township Tract 7 as shown by the recorded plat in Volume 1 of 2803
Maps, Page 37 of Summit County Records, bounded and described as 2804
follows: Beginning in the Westerly line of Fir Street which is 2805
N. 0 deg. 55' E. 50 Feet from the intersection of the Northerly 2806
line of South Forge Street (formerly Old Forge Road) and the 2807
Westerly line of said Fir Street; Thence N. 0 deg. 55' E. along 2808
the Westerly line of said Fir Street 50 feet; thence N. 85 deg. 2809
W. 123 ½ feet; thence S. 17 deg. 20' W. 60 feet; thence S. 89 2810
deg. 5' E. 140 feet to the place of beginning. 2811

Summit County Parcel No. 6829059 2812

Prior Instrument Reference: O.R. 838 Page 494 2813

Parcel 3: 2814

And known as bounded and described as follows: Being part 2815
of Block Number 12, Perkins Addition to Akron as recorded in 2816

Plat Book 1, Page 38, Summit County Records of Plats, and 2817
bounded and described as follows: Beginning at a point in the 2818
West line of Fir Street, which is also the east line of said 2819
Block [sic] Number 12, 100 feet north of the southeast corner of 2820
said block; then North 0 deg. 55' East along said line of Block 2821
and Street 50 feet; thence North 81 deg. West 107 feet; thence 2822
South 17 deg. 20' West 60 feet to the northwest corner of 2823
property now or formerly owned by Harriet E. Stuart; thence 2824
South 85 deg. East along Harriet E. Stuart's North line 123.50 2825
feet to the place of beginning be the same more or less, but 2826
subject to all legal highways. 2827

Summit County Parcel No. 6837468 2828

Prior Instrument Reference: O.R. 1463 Page 491 2829

The foregoing legal descriptions may be modified by the 2830
Department of Administrative Services to a final form if such 2831
modifications are needed to facilitate recordation of the 2832
deed(s). 2833

(B) (1) The conveyance includes improvements and chattels 2834
situated on the real estate, and is subject to all easements, 2835
covenants, conditions, and restrictions of record; all legal 2836
highways and public rights-of-way; zoning, building, and other 2837
laws, ordinances, restrictions, and regulations; and real estate 2838
taxes and assessments not yet due and payable. The real estate 2839
shall be conveyed in an "as-is, where-is, with all faults" 2840
condition. 2841

(2) The deed for the conveyance of the real property 2842
described in division (A) of this section may contain 2843
restrictions, exceptions, reservations, reversionary interests, 2844
and other terms and conditions the Director of Administrative 2845

Services and the Board of Trustees of the University of Akron 2846
determine to be in the best interest of the state. 2847

(3) Subsequent to the conveyance, any restrictions, 2848
exceptions, reservations, reversionary interests, or other terms 2849
and conditions contained in the deed may be released by the 2850
state or the Board of Trustees of the University of Akron 2851
without the necessity of further legislation. 2852

(C) The Director of Administrative Services, in 2853
consultation with the University of Akron, shall conduct a sale 2854
of the real property by sealed bid auction, and the real 2855
property shall be sold to the highest bidder at a price 2856
acceptable to the Director of Administrative Services and the 2857
Board of Trustees of the University of Akron. The Director of 2858
Administrative Services shall advertise the sealed bid auction 2859
by publication in a newspaper of general circulation in Summit 2860
County, once a week for three consecutive weeks before the date 2861
on which the sealed bids are to be opened. The Director of 2862
Administrative Services shall notify the successful bidder in 2863
writing. The Director of Administrative Services may reject any 2864
or all bids. 2865

The grantee or grantees shall pay ten percent of the 2866
purchase price to the Department of Administrative Services 2867
within five business days after receiving notice the bid has 2868
been accepted. When the deposit has been received by the 2869
Department of Administrative Services, the grantee or grantees 2870
shall enter into a real estate purchase agreement in the form 2871
prescribed by the Department of Administrative Services. The 2872
grantee or grantees shall pay the balance of the purchase price 2873
to the Department of Administrative Services within 60 days 2874
after receiving notice the bid has been accepted. Payment of the 2875

deposit and the purchase price shall be made by bank draft or 2876
certified check made payable to the Treasurer of State. A 2877
selected grantee who does not complete the conditions of the 2878
sale as prescribed in this division or in the real estate 2879
purchase agreement shall forfeit the ten percent of the purchase 2880
price paid to the state as liquidated damages. Should a selected 2881
grantee not complete the conditions of sale as described in this 2882
division or in the real estate purchase agreement, the Director 2883
of Administrative Services is authorized to accept the next 2884
highest bid by collecting ten percent of the revised purchase 2885
price from the next bidder and proceed to close the sale, 2886
provided that the secondary bid meets all other criteria 2887
provided for in this section. If the Director of Administrative 2888
Services rejects all bids from the sealed bid auction, the 2889
Director may repeat the sealed bid auction process described in 2890
this section or may use an alternate sale process acceptable to 2891
the Board of Trustees of the University of Akron. 2892

The Board of Trustees of the University of Akron shall pay 2893
advertising costs incident to the sale of the subject real 2894
property. 2895

(D) The real property described in division (A) of this 2896
section shall be sold as an entire tract and not in parcels. 2897

(E) The grantee or grantees shall pay all costs associated 2898
with the purchase, closing, and conveyance of the real property, 2899
including surveys, lot split costs and fees, title evidence, 2900
title insurance, transfer costs and fees, recording costs and 2901
fees, taxes, and any other fees, assessments, and costs that may 2902
be imposed. 2903

(F) The net proceeds of the sale shall be deposited into 2904
university accounts for purposes to be determined by the Board 2905

of Trustees of the University of Akron. 2906

(G) Upon receipt of a fully executed purchase agreement as 2907
described in division (C) of this section and upon receiving 2908
written notice from the Department of Administrative Services, 2909
the Auditor of State, with the assistance of the Attorney 2910
General, shall prepare a Governor's Deed to the real property 2911
described in division (A) of this section. The Governor's Deed 2912
shall state the consideration and shall be executed by the 2913
Governor in the name of the state, countersigned by the 2914
Secretary of State, sealed with the Great Seal of the State, 2915
presented in the Office of the Auditor of State for recording, 2916
and delivered to the grantee. The grantee shall present the 2917
Governor's Deed for recording in the Office of the Summit County 2918
Recorder. 2919

(H) This section shall expire three years after its 2920
effective date. 2921

Section 23. (A) The Governor may execute a Governor's Deed 2922
in the name of the state conveying to the Lone Star Alumni 2923
Association ("Grantee"), and its heirs, successors, and assigns, 2924
all of the state's right, title, and interest in the following 2925
described real estate: 2926

Situated in the City of Akron, County of Summit and State 2927
of Ohio and known as being part of Spicer Tract 23, formerly 2928
known as part of Lot 3, Tract 8, Portage Township, and bounded 2929
and described as follows: 2930

Parcel 1: Commencing at a stone and iron pipe set in the 2931
ground in the north line of Vine Street, and 40 feet westerly 2932
from the southeast corner of said Spicer Tract 23, thence 2933
westerly along north line of Vine Street, 40 feet; thence 2934

northerly on a line parallel to the easterly line of said Tract 23, 120 feet to an iron pipe; thence easterly on a line parallel to the north line of Vine Street, 40 feet to an iron pipe; thence southerly on a line parallel to the east line of said Tract 23, to the north line of Vine Street, 120 feet to the place of beginning said beginning point is approximately 224 feet easterly from the northeast corner of Vine Street and Spicer Street.

Summit County Parcel No. 67-07618

Situated in the City of Akron, County of Summit and State of Ohio and known as being a part of Spicer Tract 23 formerly known as part of Lot 3, Tract 8, Portage Township, and bounded and described as following:

Parcel 2: Beginning at a stone pipe set in the ground in the north line of Vine Street, 40 feet west of the southeast corner of the said Spicer Tract number 23, which southeast corner of Spicer Tract number 23 is east 264.00 feet along the north line of Vine Street, from the east line Spicer Street, thence easterly, along the north line of Vine Street, 40 feet to the southeast corner of said Tract number 23; thence northerly, along the easterly line of said tract 23, about 180 feet; thence westerly, along the south line of land sold by Lucy A. Booth to Homer E. Conner, 40 feet; thence southerly on a line parallel with the east line of said Tract and 40 feet distant therefrom, about 180 feet to the place of the beginning.

Summit County Parcel No. 67-07619

Situated in the City of Akron, County of Summit and State of Ohio and known as being a part of Lot No. 3, Tract 8, formerly Portage Township and is also a part of Lot No. 24

Spicer Tract, more particularly bounded and described as 2964
follows: 2965

Parcel 3: Beginning at the southwest corner of said lot 24 2966
which point is 264.66 feet east of the east line of Spicer 2967
Street and is on the north line of Vine Street; thence north 200 2968
feet along the line between Spicer Lots Nos. 23 and 24 to a 2969
point, thence east 35 feet parallel to the north line of Spicer 2970
Lot No. 24; thence south parallel to the west line of Spicer Lot 2971
24, 200 feet to a point in the north line of Vine Street; thence 2972
west along the north line of Vine Street and the south line of 2973
Spicer Lot No. 24 a distance of 35 feet to the place of 2974
beginning, be the same more or less. 2975

Summit County Parcel No. 67-07620 2976

Prior Deed Reference File # OR 55767280, Summit County 2977
Deed Records 2978

Also known as 503 Vine Street, Akron, Ohio 44304 2979

All of parcel 6707618, 6707619 and 6707620 2980

The foregoing legal description may be corrected or 2981
modified by the Department of Administrative Services to a final 2982
form if such corrections or modifications are needed to 2983
facilitate recordation of the deed. 2984

(B) (1) The conveyance shall include improvements and 2985
chattels situated on the real estate, and is subject to all 2986
easements, covenants, conditions, and restrictions of record; 2987
all legal highways and public rights-of-way; zoning, building, 2988
and other laws, ordinances, restrictions, and regulations; and 2989
real estate taxes and assessments not yet due and payable. The 2990
real estate shall be conveyed in an "as-is, where-is, with all 2991
faults" condition. 2992

(2) The deed may contain restrictions, exceptions, 2993
reservations, reversionary interests, or other terms and 2994
conditions the Director of Administrative Services and the Board 2995
of Trustees of the University of Akron determine to be in the 2996
best interest of the state, including an agreement by the 2997
grantee to later modify the boundaries of parcels 6707619 and 2998
6707620 to cede a portion of each back to The University of 2999
Akron at no cost to The University of Akron. 3000

(3) Subsequent to the conveyance, any restrictions, 3001
exceptions, reservations, reversionary interests, or other terms 3002
and conditions contained in the deed may be released by the 3003
state or the Board of Trustees of the University of Akron 3004
without the necessity of further legislation. 3005

(C) Consideration for the conveyance of the real estate 3006
described in division (A) of this section shall be the transfer 3007
of a 0.2736 acre Tract, all of parcel 6745192 and all of parcel 3008
6760586 located at 496-502 Vine Street, Akron, Summit County, 3009
from the Lone Star Alumni Association to the University of Akron 3010
and the Grantee's agreement, as required by division (B)(2) of 3011
this section, to later modify the boundaries of parcels 6707619 3012
and 6707620. 3013

(D) The Director of Administrative Services shall offer 3014
the real estate to the Lone Star Alumni Association through a 3015
real estate purchase agreement. If the Lone Star Alumni 3016
Association does not complete the purchase of the real estate 3017
within the time period provided in the real estate purchase 3018
agreement, the Director of Administrative Services may use any 3019
reasonable method of sale considered acceptable by the Board of 3020
Trustees of the University of Akron to determine an alternate 3021
grantee willing to complete the purchase within three years 3022

after the effective date of this section. In that case, 3023
consideration for the conveyance of the real estate to an 3024
alternate grantee or grantees shall be at a price and any terms 3025
and conditions acceptable to the Director of Administrative 3026
Services and the University of Akron. The University of Akron 3027
shall pay all marketing and advertising costs, additional fees, 3028
and other costs incidental to the sale of the real estate. 3029

(E) The real estate described in division (A) of this 3030
section may be conveyed as an entire tract or as multiple 3031
parcels. 3032

(F) Grantee shall pay all costs associated with the 3033
purchase, closing, and conveyance, including surveys, title 3034
evidence, title insurance, transfer costs and fees, recording 3035
costs and fees, taxes, and any other fees, assessments, and 3036
costs that may be imposed. 3037

(G) The net proceeds of the sale shall be deposited into a 3038
University of Akron account to be determined by the Board of 3039
Trustees of the University of Akron. 3040

(H) Upon receipt of written notice from the Department of 3041
Administrative Services, the Auditor of State, with the 3042
assistance of the Attorney General, shall prepare a Governor's 3043
Deed or Governor's Deeds to the real estate described in 3044
division (A) of this section to the purchaser or purchasers. The 3045
Governor's Deed or Governor's Deeds shall state the 3046
consideration and shall be executed by the Governor in the name 3047
of the state, countersigned by the Secretary of State, sealed 3048
with the Great Seal of the State, presented in the Office of the 3049
Auditor of State for recording, and delivered to the Grantee. 3050
The grantee shall present the Governor's Deed for recording in 3051
the Office of the Summit County Recorder. 3052

(I) This section shall expire three years after its 3053
effective date. 3054

Section 24. (A) Notwithstanding division (A) (5) of section 3055
123.01 of the Revised Code, the Director of Administrative 3056
Services may execute an easement for a term of up to 99 years in 3057
the name of the state granting to GCOH Owner LLC, a Delaware 3058
limited liability company, and its successors and assigns, or to 3059
an alternate grantee, an easement for ingress and egress 3060
purposes burdening the following described real estate: 3061

Situated in Section 14, Town 3, Fraction Range 2 BTM, City 3062
of Cincinnati, Hamilton County, Ohio and being part of the land 3063
conveyed to the State of Ohio in Deed Book 4125, Page 695, the 3064
boundary of which being more particularly described as follows: 3065

Beginning at a set cross notch in the west line of 7.445 3066
acre tract conveyed to Board of Trustees of the University of 3067
Cincinnati in PB 334 Page 1, being S 10° 00' 15" E, a distance 3068
of 25.83 feet from the northwest corner of said 7.445 acre 3069
tract; 3070

Thence along the west line of said 7.445 acre tract, S 10° 3071
00' 15" E a distance of 275.86 feet to a set cross notch; 3072

Thence along new division lines the following nine (9) 3073
courses; 3074

1. Along a curve to the right an arc distance of 18.72 3075
feet to a set cross notch, said curve having a radius of 493.04 3076
feet, a central angle of 02° 10' 32", and a chord bearing S 85° 3077
54' 33" E a distance of 18.72 feet; 3078

2. N 01° 23' 42" W a distance of 13.86 feet to a set cross 3079
notch; 3080

3. Along a curve to the left an arc distance of 7.25 feet 3081
to a set cross notch, said curve having a radius of 8.86 feet, a 3082
central angle of $46^{\circ} 52' 07''$, and a chord with a bearing of N 3083
 $24^{\circ} 49' 46''$ W a distance of 7.05 feet; 3084

4. Along a curve to the right an arc distance of 14.49 3085
feet to a set cross notch, said curve having a radius of 25.19 3086
feet, a central angle of $32^{\circ} 57' 37''$, and a chord bearing N 31° 3087
 $47' 01''$ W a distance of 14.29 feet; 3088

5. Along a curve to the right an arc distance of 18.44 3089
feet to a set $5/8''$ iron pin, said curve having a radius of 3090
182.27 feet, a central angle of $05^{\circ} 47' 48''$, and a chord bearing 3091
N $12^{\circ} 24' 19''$ W a distance of 18.43 feet; 3092

6. N $09^{\circ} 30' 25''$ W a distance of 125.39 feet to a set $5/8''$ 3093
iron pin; 3094

7. N $12^{\circ} 11' 54''$ W a distance of 33.99 feet to a set cross 3095
notch; 3096

8. Along a curve to the right an arc distance of 15.05 3097
feet to a set $5/8''$ iron pin, said curve having a radius of 89.75 3098
feet, a central angle of $09^{\circ} 36' 24''$, and a chord bearing N 10° 3099
 $01' 26''$ W a distance of 15.03 feet; 3100

9. Along a curve to the right an arc distance of 53.99 3101
feet to a set $5/8''$ iron pin in the south line of a tract of land 3102
conveyed to United States of America in DB 2349 Page 458, said 3103
curve having a radius of 72.33 feet, a central angle of $42^{\circ} 46'$ 3104
 $06''$, and a chord bearing N $16^{\circ} 09' 49''$ E a distance of 52.75 3105
feet; 3106

Thence along said south line, N $80^{\circ} 00' 11''$ E a distance 3107
of 1.38 feet to the Point of Beginning. 3108

Containing 0.140 acre, more or less and being subject to 3109
easements, restrictions and rights of way of record. 3110

Bearings are based on The Ohio State Plane Coordinate 3111
System, South Zone. 3112

The foregoing legal description may be corrected or 3113
modified by the Department of Administrative Services to a final 3114
form if such corrections or modifications are needed to 3115
facilitate recordation of the easement. 3116

(B) The easement shall state the obligations of, and the 3117
duties to be observed and performed by GCOH Owner LLC, or an 3118
alternate grantee, with regard to the easement. 3119

(C) The term of the easement shall not exceed 99 years. 3120

(D) Consideration for granting the easement is \$1. 3121

(E) The Director of Administrative Services, with the 3122
assistance of the Attorney General, shall prepare the easement 3123
document. The easement shall state the consideration and the 3124
terms and conditions for the granting of the easement. The 3125
easement shall be executed by the Director of Administrative 3126
Services in the name of the state, presented in the Office of 3127
the Auditor of State for recording, and delivered to GCOH Owner 3128
LLC, or an alternate grantee. GCOH Owner LLC, or an alternate 3129
grantee, shall present the easement for recording in the Office 3130
of the Hamilton County Recorder. GCOH Owner LLC, or an alternate 3131
grantee, shall pay the costs associated with recording the 3132
easement. 3133

(F) This section expires three years after its effective 3134
date. 3135

Section 25. (A) The Governor may execute a Governor's Deed 3136

or Governor's Deeds in the name of the state conveying to a 3137
grantee or grantees to be determined, their heirs, successors, 3138
and assigns, all of the state's right, title, and interest in 3139
the following described real estate: 3140

Parcel No. 1 3141

Situated in the City of Toledo, County of Lucas and State 3142
of Ohio: 3143

And known as being the East half (1/2) of the Southwest 3144
quarter (1/4) of Section Four (4) and the West half (1/2) of the 3145
Southeast quarter (1/4) of said Section Four (4) all in Town 3146
three (3) in the United States Reserve of twelve (12) miles 3147
square at the foot of the Rapids of the Miami of Lake Erie in 3148
the City of Toledo, Lucas County, Ohio, excepting therefrom the 3149
right-of-way created by The New York Central Railroad Company. 3150

Subject to legal highways. 3151

TOGETHER WITH one-half of vacated Hill Avenue, as 3152
described Ordinance No. 267-39 and amended in Ordinance No. 526- 3153
39. 3154

EXCEPTING THEREFROM Relocated Parkside Boulevard in Scott 3155
Park and Realignment of Part of Hill Avenue per Ordinance No. 3156
242-67 and Ordinance No. 295-67. 3157

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: 3158

Situated in the State of Ohio, County of Lucas, City of 3159
Toledo, and being part of the West one-half of the Southeast 3160
quarter of Section 4, Town Three, United States Twelve Mile 3161
Square Reservation bounded and described as follows: 3162

Commencing for the parcel herein described at a brass 3163
plate in a monument box found marking the Southwest corner of 3164

the Southeast quarter of said Section 4; Thence South 89 deg. 3165
55' 28" East along the South line of the Southeast quarter of 3166
said Section 4, a record distance of 1342.18 feet to an 3/4-inch 3167
iron pin set on the East line of the West one-half of the 3168
Southeast quarter of said Section 4; 3169

Thence North 00 deg. 07' 31" East along the East line of 3170
the West one-half of the Southeast quarter of said Section 4, 3171
passing the existing centerline of right of way of Hill Avenue 3172
at a record distance of 322.56 feet, a record distance of 363.56 3173
feet to a mag nail found on the Northerly existing right of way 3174
line of Hill Avenue, said point being the Southwesterly property 3175
corner of the grantor and the true point of beginning; 3176

Thence North 89 deg. 55' 28" West along the Southerly 3177
property line of the grantor, same being the Northerly existing 3178
right of way line of Hill Avenue, a distance of 124.79 feet to a 3179
mag nail found; 3180

Thence North 00 deg. 17' 20" East along the said Westerly 3181
face of a fence line and its extension thereof, a distance of 3182
281.69 feet to a point the center of a fence post; 3183

Thence South 89 deg. 42' 21" East along the said Northerly 3184
face of fence line, a distance of 123.99 feet to a point in the 3185
center of a fence post at the intersection with the East line of 3186
the West one-half of the Southeast quarter of said Section 4; 3187

Thence South 00 deg. 07' 31" West, along the East line of 3188
the West one-half of the Southeast quarter of said Section 4, 3189
same being the Easterly property line of the grantor, a distance 3190
of 281.21 feet to the true point of beginning, containing 0.804 3191
acres of land more or less, subject however to all legal 3192
highways and prior easements of record. 3193

This description was prepared and reviewed on October 14, 3194
2014 by DGL Consulting Engineers, LLC, R.J. Lumbrezer, 3195
Professional Surveyor Number 8029. 3196

This description is based on a field survey made in 3197
September of 2003 by DANSARD GROHNKE LONG LIMITED, LLC under the 3198
direction and supervision of Kenneth E. Ducat, Registered 3199
Surveyor No. 6783. 3200

NOTE: The bearings in this legal description are based 3201
upon an assumed meridian and are used only for the purpose of 3202
describing angular measurements. 3203

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: 3204

Being a parcel of land situated in the City of Toledo, 3205
County of Lucas, State of Ohio, lying northerly of a property 3206
owned by an existing railroad, and being a part of the southeast 3207
quarter of the southeast quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of section four 3208
(4), town three (3) of the United States Twelve Miles Square 3209
Reserve at the foot of the Rapids of the Miami of Lake Erie to 3210
wit: 3211

Commencing at a found stone monument, with a capped 3212
(D.G.L. LTD. #6783) iron pin at 0.17 feet south & 0.18 feet 3213
east, marking the southwest corner of the said southeast $\frac{1}{4}$ of 3214
the southeast $\frac{1}{4}$ (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section four (4), thence NORTH 3215
00°-44'-36" EAST on the west line of the said southeast $\frac{1}{4}$ of the 3216
southeast $\frac{1}{4}$ (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section four (4), said west line 3217
also being the centerline of Vacated Faraday Street per City of 3218
Toledo Ord. 1931, a distance of 42.58 feet to a set 5/8" 3219
diameter iron rod with plastic cap (B.D.F.#8524), marking the 3220
intersection of the said west line of the said southeast $\frac{1}{4}$ of 3221
the southeast $\frac{1}{4}$ (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section four (4) with the 3222

centerline of Vacated Hill Avenue per City of Toledo Ord. 6-33, 3223
said point also being the Point of Beginning for this 3224
description; 3225

(1) Thence continuing NORTH $00^{\circ}-44'-36''$ EAST on said west 3226
line of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of 3227
Section four (4) a distance of 219.98 feet to a set MAG Nail 3228
with a shiner, marking the intersection of said west line of the 3229
said southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section four 3230
(4) with the southerly right-of-way of Hill Avenue as it now 3231
exists; 3232

(2) Thence SOUTH $85^{\circ}-55'-34''$ EAST on said southerly 3233
right-of-way of Hill Avenue, as it now exists, a distance of 3234
169.07 feet to a set 5/8" diameter iron rod with plastic cap 3235
(B.D.F.#8524), marking the intersection of said southerly right- 3236
of-way of Hill Avenue, as it now exists, with the westerly 3237
right-of-way of Fearing Boulevard, as if now exists; 3238

(3) Thence SOUTH $04^{\circ}-32'-19''$ EAST on said westerly right- 3239
of-way of Fearing Boulevard, as it now exists, a distance of 3240
128.18 feet to a set 5/8" diameter iron rod with plastic cap 3241
(B.D.F.#8524), marking the intersection of said westerly right- 3242
of-way for Fearing Boulevard, as it now exists, with said 3243
centerline of Vacated Hill Avenue per City of Toledo Ord. 6-33; 3244

(4) Thence SOUTH $66^{\circ}-11'-07''$ WEST on said centerline of 3245
Vacated Hill Avenue per City of Toledo Ord. 6-33, a distance of 3246
198.55 feet to the Point of Beginning of this description; 3247

Containing an Area of 30,575.63 Square Feet or 0.702 Acre 3248
of land, more or less, and being subject to all easements, 3249
leases and restrictions of record. All 5/8-inch diameter iron 3250
rods are set with a plastic cap stating "B.D.F.#58524". 3251

The above described area is contained within Lucas County 3252
Auditors Permanent Parcel Number 18-04802 listed as Parcel VI 3253
within Lucas County Deed Volume 1959 on pages 113 & 114 having a 3254
total area of 65779.29 Square Feet (meas.) or 1.510 (meas.) 3255
Acres of land more or less which has an existing PRO of 3256
35,202.69 (meas.) Square Feet or 0.808 (meas.) Acre, more or 3257
less and having a residue parcel total area of 30,575.63 (meas.) 3258
Square Feet or 0.702 (meas.) Acre of Land. 3259

This legal description has been prepared on August 21st, 3260
2014 by Bradly D. Fish, Registered Surveyor Number 8524 from an 3261
actual field survey and documents of record, recorded within the 3262
City of Toledo Engineering Services Division and the Lucas 3263
County Recorder's Office. Prior legals used are the following 3264
deeds recorded in the Lucas County Recorder's Office: Book 3265
Volume 1959, page 113 (Parcel VI), Book Volume 416, page 38. 3266

Grantor claims title by instrument(s) of record in name 3267
"The University of Toledo", recorded in Lucas County Recorders 3268
Deed Volume 1959 on pages 113 & 114 listed within as Parcel VI. 3269

The bearings for this survey are based on the State Plane 3270
Coordinate System of OHIO NORTH ZONE 3401, NAD 83 (2011). All 3271
bearings are relative thereto for the purpose of indicating 3272
angular measurement. 3273

Prepared August 21, 2014 by Bradly D. Fish, P.S., 3274
Registered Surveyor #8524. 3275

Address: 2225 Nebraska Avenue, Toledo, Ohio 43607 3276

Lucas County Parcel No. 18-04802 3277

Parcel No. 2 3278

A parcel known as the South quarter of the Northwest 3279

quarter of the Southwest quarter of Section 4, Town 3 in the 3280
United States Reserve of 12 miles square at the foot of the 3281
Rapids of the Miami of Lake Erie in the City of Toledo, Lucas 3282
County, Ohio; 3283

EXCEPTING THEREFROM the South 65 feet of the West 290 feet 3284
thereof; 3285

AND ALSO EXCEPTING THEREFROM that part lying Westerly of 3286
the East right-of-way line of Westwood Avenue, and bounded and 3287
described as follows: 3288

Commencing at a bolt found marking the West quarter corner 3289
of the said Section 4; 3290

(1) Thence South 00 deg. 11' 35" East along the West line 3291
of the Southwest quarter of the said Section 4, same line being 3292
the centerline of right-of-way of Westwood Avenue, a distance of 3293
1013.01 feet to the intersection of the North line of the South 3294
quarter of the Northwest quarter of the Southwest quarter of the 3295
said Section 4; 3296

(2) Thence North 89 deg. 59' 20" East along the said North 3297
line of the South quarter of the Northwest quarter of the 3298
Southwest quarter of the said Section 4, a distance of 50.00 3299
feet to an iron rod set at the intersection of the said line 3300
with the Easterly right-of-way line of Westwood Avenue, said 3301
point being the True Point of Beginning; 3302

(3) Thence continuing North 89 deg. 59' 20" East along the 3303
said North line of the South quarter of the Northwest quarter of 3304
the Southwest quarter of the said Section 4, same line being the 3305
Southerly line of University Terrace, an addition to the City of 3306
Toledo as recorded in Plat Volume 43, Pages 39 and 40, Lucas 3307
County Recorder's Office, a distance of 1300.07 feet to an iron 3308

rod set on the East line of the West half of the Southwest 3309
quarter of the said Section 4; 3310

(4) Thence South 00 deg. 03' 42" West along the said East 3311
line of the West 1/2 of the Southwest quarter of the said 3312
Section 4, a distance of 337.58 feet to a capped half inch iron 3313
pin found marking a point on the South line of the South quarter 3314
of the Northwest quarter of the Southwest quarter of the said 3315
Section 4; 3316

(5) Thence South 89 deg. 59' 06" West along the said South 3317
line of the South quarter of the Northwest quarter of the 3318
Southwest quarter of the said Section 4, a distance of 1058.57 3319
feet to an iron rod set at the Southeasterly corner of a parcel 3320
conveyed to Margaret H. Seeman in Deed Volume 1684, page 444; 3321

(6) Thence North 00 deg. 11' 35" West along the Easterly 3322
line of the said Seeman parcel, a distance of 65.00 feet to an 3323
iron rod set; 3324

(7) Thence South 89 deg. 59' 06" West along the Northerly 3325
line of the said Seeman parcel, a distance of 240.00 feet to an 3326
iron rod set on the Easterly right-of-way line of Westwood 3327
Avenue; 3328

(8) Thence North 00 deg. 11' 35" West along the said 3329
Easterly right-of-way line as described in Deed Volume 1985, 3330
Page 718, said line being 50.00 Easterly of and parallel to the 3331
West line of the Southwest quarter of the said Section 4 and the 3332
said centerline of Westwood Avenue, a distance of 272.67 feet to 3333
the True Point of Beginning. 3334

The above described area is contained within the Lucas 3335
County Auditor's Permanent Parcel Number 20-04204 and contains 3336
9.713 acres more or less, subject to legal highways, easements 3337

and restrictions of record. 3338

This description was prepared and reviewed on April 28, 3339
2003 by Dansard Grohnke Long Limited, LLC, Kenneth E. Ducat, 3340
Registered Surveyor Number 6783. 3341

This description is based on a field survey made in April 3342
of 2003 by Dansard Grohnke Long Limited, LLC under the direction 3343
and supervision of Kenneth E. Ducat, Registered Surveyor No. 3344
6783. Grantor claims title by instrument recorded in Micro Fiche 3345
86-0244 Location E03, Lucas County Recorder's Office. 3346

The basis of bearings in this description are based on an 3347
assumed meridian and all other bearings are relative thereto for 3348
the purpose of indicating angular measurement. Points referred 3349
to as set are 3/4-inch diameter x 30-inch long re-bars with a 1- 3350
1/2-inch diameter plastic cap marked "DGL LTD PS #6783". 3351

Address: 328 North Westwood Avenue, Toledo, Ohio 43607 3352

Lucas County Parcel No. 20-04204 3353

The foregoing legal description may be corrected or 3354
modified by the Department of Administrative Services to a final 3355
form if such corrections or modifications are needed to 3356
facilitate recordation of the deed or deeds. 3357

(B) (1) The conveyance shall include the improvements and 3358
chattels situated on the real estate, and is subject to all 3359
leases, agreements, licenses, memoranda of understanding, 3360
easements, covenants, conditions, and restrictions of record; 3361
all legal highways and public rights-of-way; zoning, building, 3362
and other laws, ordinances, restrictions, and regulations; and 3363
real estate taxes and assessments not yet due and payable. The 3364
real estate shall be conveyed in an "as-is, where-is, with all 3365
faults" condition. 3366

(2) The deed or deeds for the conveyance of the real estate described in division (A) of this section may contain restrictions, exceptions, reservations, reversionary interests, or other terms and conditions the Director of Administrative Services and the Board of Trustees of the University of Toledo determine to be in the best interest of the state.

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

(C) Consideration for the conveyance of the real estate described in division (A) of this section shall be at a price acceptable to the Board of Trustees of the University of Toledo and such conveyance shall be pursuant to a real estate purchase agreement containing any terms and conditions acceptable to the Board of Trustees of the University of Toledo.

If the grantee or grantees to be determined do not complete the purchase of the real estate within the time period provided in the real estate purchase agreement, the University of Toledo may use any reasonable method of sale considered acceptable to the Board of Trustees of the University of Toledo to select an alternate grantee or grantees to complete the purchase within three years after the effective date of this section.

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

(E) The costs associated with the purchase, closing, and

conveyance of the real estate described in division (A) of this 3396
section shall be paid by the grantee or grantees or the 3397
University of Toledo in the manner stated in the real estate 3398
purchase agreement. 3399

(F) The net proceeds of the sale of the real estate shall 3400
be deposited into university accounts for purposes to be 3401
determined by the Board of Trustees of the University of Toledo. 3402

(G) Upon adoption of a resolution by the Board of Trustees 3403
of the University of Toledo and upon receipt of written notice 3404
from the Director of Administrative Services, the Auditor of 3405
State, with the assistance of the Attorney General, shall 3406
prepare a Governor's Deed or Governor's Deeds to the real estate 3407
described in division (A) of this section to the grantee or 3408
grantees. The Governor's Deed or Governor's Deeds shall state 3409
the consideration and shall be executed by the Governor in the 3410
name of the state, countersigned by the Secretary of State, 3411
sealed with the Great Seal of the State, presented in the Office 3412
of the Auditor of State for recording, and delivered to the 3413
grantee or grantees. The grantee or grantees shall present the 3414
Governor's Deed or Governor's Deeds for recording in the Office 3415
of the Lucas County Recorder. 3416

(H) This section shall expire three years after its 3417
effective date. 3418

Section 26. (A) The Governor may execute a Governor's Deed 3419
in the name of the State conveying to selected Grantee or 3420
Grantees, their heirs, successors and assigns, to be determined 3421
in the manner provided in division (C) of this section all of 3422
the State's right, title, and interest in the following 3423
described real estate: 3424

Being all of that property conveyed to the State of Ohio 3425
by James Flynn as Trustee as described in a Warranty Deed dated 3426
June 4, 1889 and recorded on July 16, 1889 in Deed Volume 53, 3427
Page 336 in the Offices of the Erie County Recorder and being 3428
more particularly described as follows: 3429

Situated in the Township of Perkins, County of Erie and 3430
State of Ohio: 3431

Beginning South Fifty Four degrees Forty minutes West, 3432
Twelve and Twenty Two chains from the center of Sandusky and 3433
Milan Road and on the north line of the Twenty Eight acre tract 3434
to Mary J. Beatty from Estate of Jamis Beatty Dec'd. then south 3435
Forty Four degrees and Forty two minutes East, Six and Eighty 3436
one hundredths chains (6 81/100) chs. to within Twenty Five feet 3437
of the soldiers home grounds then south Fifty Four Degrees and 3438
Forty minutes West and Twenty Five feet North of the Soldiers 3439
Home Grounds, Five and Ninety Five and one half hundredths chs. 3440
(5 95.5/100) chs. then North Forty Four degrees and Forty Two 3441
minutes West Six and Eighty one Hundredth chs. (6 81/100) chs. 3442
to North line of said 28 acres tract then North Fifty Four 3443
degrees and Forty minutes East as North line of 28 acre tract. 5 3444
95.5/100 chs. to place of beginning making Four acres of land be 3445
the same more or less, but subject to all legal highways. 3446

Prior Instrument Record Vol 53 Page 336 3447

All of Erie County Parcel No. 32-61033.000 3448

The foregoing legal description may be corrected or 3449
modified by the Department of Administrative Services to a final 3450
form if such corrections or modifications are needed to 3451
facilitate recordation of the deed. 3452

(B) (1) The conveyance includes improvements and chattels 3453

situated on the real estate, and is subject to all leases, 3454
easements, covenants, conditions, and restrictions of record; 3455
all legal highways and public rights-of-way; zoning, building, 3456
and other laws, ordinances, restrictions, and regulations; and 3457
real estate taxes and assessments not yet due and payable. The 3458
real estate shall be conveyed in an "as-is, where-is, with all 3459
faults" condition. 3460

(2) The deed may contain restrictions, exceptions, 3461
reservations, reversionary interests, and other terms and 3462
conditions the Director of Administrative Services determines to 3463
be in the best interest of the State. 3464

(3) Subsequent to the conveyance, any restrictions, 3465
exceptions, reservations, reversionary interests, or other terms 3466
and conditions contained in the deed may be released by the 3467
State or the Department of Veterans Services without the 3468
necessity of further legislation. 3469

(4) The deed or deeds may contain restrictions prohibiting 3470
the grantee or grantees from occupying, using, or developing, or 3471
from selling, the real estate such that the use or alienation 3472
will interfere with the quiet enjoyment of neighboring state- 3473
owned land. 3474

(5) The real estate described above shall be conveyed only 3475
if the Director of Administrative Services and the Director of 3476
the Department of Veterans Services first have determined that 3477
the real estate is surplus real property no longer needed by the 3478
state and that the conveyance is in the best interest of the 3479
state. 3480

(C) The Director of Administrative Services shall conduct 3481
a sale of the real estate by sealed bid auction or public 3482

auction, and the real estate shall be sold to the highest bidder 3483
at a price acceptable to the Director of Administrative Services 3484
and the Department of Veterans Services. The Director of 3485
Administrative Services shall advertise the sealed bid auction 3486
or public auction by publication in a newspaper of general 3487
circulation in Erie County, once a week for three consecutive 3488
weeks before the date on which the sealed bids are to be opened. 3489
The Director of Administrative Services shall notify the 3490
successful bidder in writing. The Director of Administrative 3491
Services may reject any or all bids. 3492

The purchaser shall pay a deposit of ten per cent of the 3493
purchase price to the Department of Administrative Services 3494
within five business days after receiving the notice the bid has 3495
been accepted. When the deposit has been received by the 3496
Department of Administrative Services, the purchaser shall enter 3497
into a real estate purchase agreement, in the form prescribed by 3498
the Department of Administrative Services. The purchaser shall 3499
pay the balance of the purchase price to the Department of 3500
Administrative Services within sixty days after receiving notice 3501
the bid has been accepted. Payment of the deposit and the 3502
balance of the purchase price shall be made by bank draft or 3503
certified check made payable to the Treasurer of State. A 3504
purchaser who does not complete the conditions of the sale as 3505
prescribed in this division shall forfeit the ten per cent of 3506
the purchase price paid to the state as liquidated damages. 3507
Should a purchaser not complete the conditions of the sale as 3508
described in this division, the Director of Administrative 3509
Services is authorized to accept the next highest bid, subject 3510
to the foregoing conditions. If the Director of Administrative 3511
Services rejects all bids from the sealed bid auction, the 3512
Director may repeat the sealed bid auction process described in 3513

this section or public auction, or may use an alternative sale 3514
process that is acceptable to the Department of Veterans 3515
Services. 3516

The Department of Veterans Services shall pay advertising 3517
and costs incident to the sale of the real estate. 3518

(D) The real estate described in division (A) of this 3519
section may be conveyed as an entire tract or as multiple 3520
parcels. 3521

(E) Purchaser shall pay all costs, other than those 3522
specified above, associated with the purchase, closing and 3523
conveyance, including surveys, title evidence, title insurance, 3524
transfer costs and fees, recording costs and fees, taxes, and 3525
any other fees, assessments, and costs that may be imposed. 3526

The net proceeds of the sale shall be deposited into the 3527
state treasury to the credit of the Department of Veterans 3528
Services General Fund. 3529

(F) Upon receiving written request from the Department of 3530
Administrative Services, the Auditor of State, with the 3531
assistance of the Attorney General, shall prepare a Governor's 3532
Deed to the real estate described in division (A) of this 3533
section. The Governor's Deed shall state the consideration and 3534
shall be executed by the Governor in the name of the State, 3535
countersigned by the Secretary of State, sealed with the Great 3536
Seal of the State, presented in the Office of the Auditor of 3537
State for recording, and delivered to the Grantee. The Grantee 3538
shall present the Governor's Deed for recording in the Office of 3539
the Erie County Recorder. 3540

(G) This section shall expire three years after its 3541
effective date. 3542