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16 Commencing at the intersection of the center of Old
17 Springfield Road and the east property line of the said State of
18 Ohio lands;

19 Thence, N 83° 30' W, along the centerline of Old
20 Springfield Road, 2515 +/- feet to the center of a paved drive
21 to the north;

22 Thence, N 5° 30' E, along the center of the paved drive,
23 4480 +/- feet to a point, said point is on the projected center
24 of a paved drive to the west;

25 Thence, N 84° 30' W, along the center of said paved drive,
26 150 +/- feet to a point;

27 Thence, S 5° 30' W, 25 feet to the True Place of Beginning;

28 Thence, continuing S 6° 30' W, 150 feet to a point;

29 Thence, N 84° 30' W, 150 feet to a point;

30 Thence, N 5° 30' E, 150 feet to a point, said point being
31 25 feet south of the center of a paved drive;

32 Thence, S 84° 30' E, parallel to and 25 feet from the
33 center of a paved drive, 150 feet to the True Place of Beginning
34 and containing 0.5 acres more or less.

35 Bearings are to an assumed meridian and are used to denote
36 relative angles only.

37 **WWPRE-TP Parcel**

38 Situated in the State of Ohio, Madison County, Union
39 Township and being a part of those lands conveyed to the State

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40 of Ohio as recorded in Deed Book 255 Page 44 in the Offices of
41 the Madison County Recorder, and being more particularly
42 described as follows:

43 Commencing at the intersection of the center of Old
44 Springfield Road and the east property line of the said State of
45 Ohio lands;

46 Thence, N 83° 30' W, along the centerline of Old
47 Springfield Road, 2515 +/- feet to the center of a paved drive
48 to the north;

49 Thence, N 5° 30' E, along the center of the paved drive,
50 3835 +/- feet to a point, said point is 5 feet north of the
51 north edge of a farm drive projected from the east;

52 Thence S 85° 30' E, and running 5 feet north of the north
53 edge of a farm drive, 25 feet to a point and the True Place of
54 Beginning;

55 Thence, N 5° 30' E, parallel to and 25 feet from the center
56 of a paved drive, 395 +/- feet to a fence line;

57 Thence, N 88° 00' E, along a fence line, 295 +/- feet to a
58 fence corner;

59 Thence, S 14° 30' E, along a fence line, 185 +/- feet to a
60 fence corner;

61 Thence, S 69° 00' E, along a fence line, 115 +/- feet to a
62 point;

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86 Thence, N 5° 30' E, 25 feet to a point, said point being on
87 the westerly top of bank of a drainage ditch;

88 Thence, N 84° 30' W, parallel to and 25 feet from the
89 center of a paved drive, 1025 +/- feet to a point;

90 Thence, S 5° 30' W, 320 +/- feet to a fence line;

91 Thence, S 84° 30' E, 760 +/- feet to a point on the
92 westerly top of bank of a drainage ditch;

93 Thence, N 46° 30' E, 400 +/- feet to the True Place of
94 Beginning and containing 6.0 acres more or less.

95 Bearings are to an assumed meridian and are used to denote
96 relative angles only.

97 The foregoing legal descriptions may be corrected or
98 modified by the Department of Administrative Services to a final
99 form if such corrections or modifications are needed to
100 facilitate recordation of the deed.

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

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109 (2) The deed may contain restrictions, exceptions,
110 reservations, reversionary interests, or other terms and
111 conditions the Director of Administrative Services determines to
112 be in the best interest of the State, including restrictions
113 prohibiting the Grantee from occupying, using, developing, or
114 selling the real estate, or the wastewater pre-treatment plant,
115 water treatment plant and/or associated water towers,
116 (hereinafter referred to as "Plants"), thereon, such that the
117 occupancy, use, development, or sale will interfere with the
118 quiet enjoyment of neighboring State-owned land. The deed shall
119 also contain a restriction that the use of the Plants shall
120 continue to service sanitary effluent and potable water from and
121 to the London Correctional Institution, London Correctional
122 Training and Education Center, Madison Correctional Institution,
123 Bureau of Criminal Investigation facilities, and the Ohio Peace
124 Officer Training Academy, so long as the Department of
125 Rehabilitation and Correction or the Ohio Attorney General deem
126 it necessary as to its own facilities.

127 (3) Subsequent to the conveyance, any restrictions,
128 exceptions, reservations, reversionary interests, or other terms
129 and conditions contained in the deed may be released by the
130 State or the Department of Rehabilitation and Correction without
131 the necessity of further legislation.

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132 (4) Notwithstanding any provision of the Revised Code, the
133 State of Ohio may transfer to the Grantee in accordance with the
134 real estate purchase agreement any supplies, equipment,
135 furnishings, fixtures, or other assets of the State of Ohio
136 considered necessary by the Directors of the Departments of
137 Rehabilitation and Correction and Administrative Services for
138 the continued operation and management of the Plants. Any such
139 supplies, equipment, furnishings, fixtures, or other assets
140 shall not be considered supplies, excess supplies, or surplus
141 supplies as defined in section 125.12 of the Revised Code and
142 may be disposed of as part of the sale of the real estate to the
143 Grantee.

144 (5) If Grantee seeks to resell or otherwise transfer the
145 real estate and/or the Plants thereon, then Grantee irrevocably
146 grants to the State of Ohio a first right to repurchase the real
147 estate and/or the Plants. The Grantee must first offer the State
148 the opportunity to repurchase the real estate and/or the Plants
149 that is to be resold or transferred for a price not greater than
150 the purchase price paid to the State for the real estate and the
151 Plants thereon, less depreciation from the time of the
152 conveyance of the real estate and the Plants thereon, plus the
153 depreciated value of any capital improvements to the real estate
154 and the Plants thereon, that were made to it and funded by
155 anyone other than the State of Ohio subsequent to the conveyance

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156 to the Grantee. This repurchase opportunity must be offered to
157 the State at least 180 days before the Grantee intends to resell
158 or otherwise transfer the real estate and/or the Plants. After
159 being offered the repurchase opportunity, the State may
160 repurchase the real estate and/or the Plants that is to be
161 resold or transferred for the price described in this division
162 or may decline to repurchase the real estate and/or the Plants.

163 (C) The Director of the Department of Administrative
164 Services shall offer the real estate to the Madison County
165 Commissioners through a negotiated real estate purchase
166 agreement which includes, but is not limited to, the following
167 provisions: purchase price; accepting sanitary effluent and
168 distributing potable water, within current, average daily flow
169 capacity, monitored by flow meters; and reasonable, negotiated
170 user rates. Consideration for the conveyance of the real estate
171 shall be one dollar.

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

174 (E) Grantee shall pay all costs associated with the
175 purchase, closing and conveyance, including surveys, title
176 evidence, title insurance, transfer costs and fees, recording
177 costs and fees, taxes, and any other fees, assessments, and
178 costs that may be imposed.

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179 The proceeds of the sale shall be deposited into the State
180 Treasury to the credit of the Adult and Juvenile Correctional
181 Facilities Bond Retirement Fund in accordance with section
182 5120.092 of the Revised Code.

183 (F) Upon payment of the purchase price, the Auditor of
184 State, with the assistance of the Attorney General, shall
185 prepare a Governor's Deed to the real estate described in
186 division (A) of this section. The Governor's Deed shall state
187 the consideration, restrictions, and other terms and conditions,
188 and shall be executed by the Governor in the name of the State,
189 countersigned by the Secretary of State, sealed with the Great
190 Seal of the State, presented in the Office of the Auditor of
191 State for recording, and delivered to the Grantee. The Grantee
192 shall present the Governor's Deed for recording in the Office of
193 the Madison County Recorder.

194 (G) As part of the conveyance described herein, the
195 Department of Administrative Services will grant a perpetual
196 easement to the Madison County Commissioners to provide access
197 to the Grantee for purposes of inspection, repair, maintenance,
198 replacement or other improvement to any sanitary sewer and water
199 lines and water wells located on the adjacent land under the
200 jurisdiction of the Department of Rehabilitation and Correction
201 and the Ohio Attorney General.

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

204 The motion was _____ agreed to.