

**As Reported by the House State and Local Government Committee**

**133rd General Assembly**

**Regular Session**

**2019-2020**

**Sub. H. B. No. 481**

**Representative Fraizer**

**Cosponsor: Representative Hambley**

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**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 Educational Television Network, an independent agency of the government of Ohio, created by an act of the General Assembly of the State of Ohio, pursuant to Case No. 71-0398D in the United States District Court, Southern District of Ohio, Western Division.

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

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

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

Thence, leaving the corporation line of the City of Moraine and along the east line of said 3.150 acre parcel, the east line of a 2.499 acre parcel, also conveyed to Jacob R. Whiteaker in instrument number 2018-00021463, a 2.5 acre parcel conveyed to Ruth C. Mack in instrument number 1981-00393D004, a 3.54 acre parcel conveyed to the estate of Emily C. Tate in instrument number 2019-00024911 and partially along the east line of a 1.36 acre parcel also conveyed to the estate of Emily C. Tate in instrument number 2019-00024911, N 4° 04' 10" W, 786.30 feet to the southwest corner of a 16.42 acre parcel conveyed to Waste Management of Ohio, Inc in instrument number

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  
Inspiration, 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 48	431 432
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.	433 434 435 436
(B) (1) The conveyance shall include the improvements and chattels situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record; all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. The real estate shall be conveyed in an "as-is, where-is, with all faults" condition.	437 438 439 440 441 442 443 444
(2) The deed for the conveyance of the real estate may contain restrictions, exceptions, reservations, reversionary interests, or other terms and conditions the Director of Administrative Services determines to be in the best interest of the state.	445 446 447 448 449
(3) Subsequent to the conveyance, any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed may be released by the Department of Administrative Services without the necessity of further legislation.	450 451 452 453 454
(C) The Director of Administrative Services shall offer the real estate to Martin R. Knapke through a real estate purchase agreement prepared by the Department of Administrative	455 456 457



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
<b>Section 6.</b> (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 Drive West, 835 +/- feet to a point 0.5 feet south of a 4 feet wide concrete sidewalk leading to the rear of Fletcher Chapel and the true place beginning;

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

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

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

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

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.

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

real estate shall be conveyed in an "as-is, where-is, with all faults" condition. 810  
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.  $87^{\circ} 33' 47''$  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.  $48^{\circ} 50' 55''$  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.  $49^{\circ} 05' 55''$  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
<b>Section 9.</b> (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  
Massillon: Being a part of the S.E.  $\frac{1}{4}$  Section 10, Township 12,  
Range 10, Stark County, and bounded and described as follows:

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

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

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

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

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

Prior reference Deed Volume 1110, Page 91.

Stark County Auditor's Parcel Number: 681069.

The foregoing legal description may be modified by the  
Department of Administrative Services to a final form if such  
modifications are needed to facilitate the sale of the subject  
property.

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

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 costs incident to the sale of the subject real estate. 1108  
1109

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

(E) The purchaser or purchasers shall pay all costs, other than those specified above, associated with the purchase, closing, and conveyance of the subject property, including surveys, lot split costs and fees, title evidence, title insurance, transfer costs and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed. 1113  
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The net proceeds of the sale shall be deposited into the state treasury to the credit of the Public Safety - Highway Purposes Fund (Fund 5TM0) under section 4501.06 of the Revised Code. 1120  
1121  
1122  
1123

(F) Upon receiving written request from the Department of Administrative Services, the Auditor of State, with the assistance of the Attorney General, shall prepare a Governor's Deed or Governor's Deeds to the real estate described in division (A) of this section. The Governor's Deed or Governor's Deeds shall state the consideration and shall be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the grantee or grantees. The grantee or grantees shall present the Governor's Deed or Governor's Deeds for recording in the Office of the Stark County Recorder. 1124  
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(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 1393  
purchaser or purchasers shall pay all costs, other than those 1394  
specified above, associated with the purchase, closing, and 1395  
conveyance of the subject real estate, including surveys, title 1396  
evidence, title insurance, transfer costs and fees, recording 1397  
costs and fees, taxes, and any other fees, assessments, and 1398



costs that may be imposed. 1399

The net proceeds of the sale of the real estate shall be 1400  
deposited into the state treasury to the credit of the 1401  
Unemployment Compensation Special Administrative Fund, under 1402  
section 4141.11 of the Revised Code. 1403

(F) Upon receipt of written notice from the Department of 1404  
Administrative Services, the Auditor of State, with the 1405  
assistance of the Attorney General, shall prepare a Governor's 1406  
Deed to the real estate described in division (A) of this 1407  
section to the purchaser or purchasers. The Governor's Deed 1408  
shall state the consideration and shall be executed by the 1409  
Governor in the name of the state, countersigned by the 1410  
Secretary of State, sealed with the Great Seal of the State, 1411  
presented in the Office of the Auditor of State for recording, 1412  
and delivered to the purchaser or purchasers. The purchaser or 1413  
purchasers shall present the Governor's Deed for recording in 1414  
the Office of the Franklin County Recorder. 1415

(G) This section shall expire three years after its 1416  
effective date. 1417

**Section 12.** (A) The Governor may execute a Governor's Deed 1418  
in the name of the state conveying to CK Properties, Ltd., 1419  
("Grantee"), and its successors and assigns, all of the state's 1420  
right, title, and interest in the following described real 1421  
estate: 1422

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 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 Ohio State University 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 Ohio State University 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 Ohio State University and such conveyance shall be pursuant to a real estate purchase agreement(s) containing any terms and conditions acceptable to the Board of Trustees of The Ohio State University.

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(s), The Ohio State University may use any reasonable method of sale considered acceptable to the Board of Trustees of The Ohio State University to select an alternate grantee or grantees to complete the purchase within three years after the effective date of this section. All advertising costs, additional fees, and other costs incidental to the sale of the real estate described in division (A) of this section shall be negotiated by The Ohio State University and specified in a real estate purchase agreement(s) with the grantee or grantees to be determined.

(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  $21^{\circ}39'38''$  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  $70^{\circ}59'16''$  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  $89^{\circ}15'50''$  West, a distance of 2.78 feet 1768  
leaving the westerly line of said sanitary easement to a point; 1769

Thence North  $00^{\circ}44'10''$  East, a distance of 144.13 feet to 1770  
a point; 1771

Thence South  $89^{\circ}15'50''$  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 1858  
set, thence N 23° 38' 21" W a distance of 41.18 feet to an iron 1859  
pin set, thence N 05° 56' 51" W a distance of 43.02 feet to a 1860  
point, thence S 30° 17' 41" E a distance of 121.90 feet to a 1861  
point, thence N 52° 52' 32" E a distance of 19.13 feet to a 1862



point, thence S 30° 17' 41" E a distance of 94.00 feet to the 1863  
beginning and containing 0.092 acres, more or less and being a 1864  
part of the property conveyed in Tract #4, Volume 341, Page 603 1865  
of the Deed Records of Guernsey County, Ohio, including all 1866  
easements for utilities, including sewer line easements to the 1867  
North to the existing sewer line. 1868

The above two described tracts are subject to all 1869  
easements or leases of public record. Iron pins set are 5/8 inch 1870  
rebar. Bearings are magnetic and are for angle purposes only. 1871

A survey of the above described property was made by 1872  
Joseph T. Spilker, Registered Surveyor #S-5862 on July 15, 1981. 1873

Subject to all legal highways, restrictions, and 1874  
reservations of record. 1875

Auditor's Parcel Nos.: 02-0003910.000 & 06-0008765.000 1876

Prior Instrument Reference: Volume 458 Page 858 Official 1877  
Records of Guernsey County, Ohio. 1878

The foregoing legal description may be corrected or 1879  
modified by the Department of Administrative Services to a final 1880  
form if such corrections or modifications are needed to 1881  
facilitate recordation of the deed(s). 1882

(B) (1) The conveyance includes improvements and chattels 1883  
situated on the real estate, and is subject to all easements, 1884  
covenants, conditions, and restrictions of record; all legal 1885  
highways and public rights-of-way; zoning, building, and other 1886  
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 property described in division (A) of this section may contain restrictions, exceptions, reservations, reversionary interests, and other terms and conditions the Director of Administrative Services and the Board of Trustees of Ohio University 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 Ohio University without the necessity of further legislation.

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

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

(C) The Director of Administrative Services shall conduct a sale of the real property by sealed bid auction or public auction, and the real property shall be sold to the highest bidder at a price acceptable to the Director of Administrative Services and the Board of Trustees of Ohio University. The Director of Administrative Services shall advertise the sealed bid auction or public auction by publication in a newspaper of general circulation in Guernsey County, once a week for three consecutive weeks before the date on which the sealed bids are

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 of Athens as described in Deed Book 212, Page 01; 2009  
2010

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

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

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

Parcel 2 2025

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

Thence N 81° 14' 56" E 574.49 feet along the north line to an iron pin cap set at the southeast corner of subject 1.619 acre parcel conveyed to the Ohio University as described in Official Record 109, Pg. 215, said point also being the westerly right of way of U.S. 33; 2033  
2034  
2035  
2036  
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 ½ 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 ½ 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 effective date. 2380  
2381

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

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

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

EXCEPTING the following described real estate: Beginning at a point 94 feet East of the West line of Inlot No. 26, which point is on the line dividing the North and South halves of the North half of said Inlot No. 26 and is also the Northwest corner of that part of said Inlot No. 26 now owned by the said Martha B. Pilcher; thence East on said dividing line 43 feet; thence South 20 feet; thence West 43 feet to a line parallel with the said North line; thence North 20 feet to the place of beginning. 2398  
2399  
2400  
2401  
2402  
2403  
2404  
2405

The above tract is subject to all easements or leases of public record. 2406  
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 Records of Athens County, Ohio.	2411 2412
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 the sale of the subject property.	2413 2414 2415 2416
(B) (1) The conveyance includes improvements and chattels situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record; all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. The real estate shall be conveyed in an "as-is, where-is, with all faults" condition.	2417 2418 2419 2420 2421 2422 2423 2424
(2) The deed for the conveyance of the real property may contain restrictions, exceptions, reservations, reversionary interests, and other terms and conditions the Director of Administrative Services and the President and Board of Trustees of Ohio University determine to be in the best interest of the State.	2425 2426 2427 2428 2429 2430
(3) Subsequent to the conveyance, any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed may be released by the State and the President and Board of Trustees of Ohio University without the necessity of further legislation.	2431 2432 2433 2434 2435
(4) The deed or deeds shall contain restrictions prohibiting the grantee or grantees from occupying, using, or	2436 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 section may be conveyed as an entire tract or as multiple parcels. 2706  
2707  
2708

(E) Grantee shall pay all costs associated with the purchase, closing, and conveyance of the real estate described in division (A) of this section, including surveys, title evidence, title insurance and any other fees, assessments, and costs that may be imposed, but not transfer costs and fees, recording costs and fees, which will be paid by the Board of Trustees of the University of Akron. 2709  
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The net proceeds of the sale shall be deposited into university accounts for purposes to be determined by the Board of Trustees of the University of Akron. 2716  
2717  
2718

(F) Upon execution of the real estate purchase agreement, 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. 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 grantee. The grantee shall present the Governor's Deed for recording in the Office of the Summit County Recorder. 2719  
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(G) This section shall expire three years after its effective date. 2730  
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**Section 22.** (A) The Governor may execute a Governor's Deed in the name of the state conveying to a selected grantee or grantees, their heirs, successors, and assigns, to be determined 2732  
2733  
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 Street; thence Easterly along the southern line of East Market Street, about thirty-seven and ninety-five hundredths (37.95) feet to the place of beginning, containing about 477 square feet.

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

Tract 3: Beginning at the Northeastern corner of South Forge Street and Fir Hill; thence Northerly, along the eastern line of Fir Hill, about seventeen and eighty-six hundredths (17.86) feet to a point, said point being the tangent point of the arc of a circle of twelve (12) foot radius; thence southeasterly along the arc of said circle curving to the left, and tangent to the preceding course about twenty-three and fifty hundredths (23.50) feet to a point in the western line of South Forge Street; thence Southwesterly, along the said Western line of South Forge Street and tangent to the preceding course, about seventeen and eighty-six hundredths (17.86) feet to the place of



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 2935  
23, 120 feet to an iron pipe; thence easterly on a line parallel 2936  
to the north line of Vine Street, 40 feet to an iron pipe; 2937  
thence southerly on a line parallel to the east line of said 2938  
Tract 23, to the north line of Vine Street, 120 feet to the 2939  
place of beginning said beginning point is approximately 224 2940  
feet easterly from the northeast corner of Vine Street and 2941

Spicer Street.	2942
Summit County Parcel No. 67-07618	2943
Situated in the City of Akron, County of Summit and State	2944
of Ohio and known as being a part of Spicer Tract 23 formerly	2945
known as part of Lot 3, Tract 8, Portage Township, and bounded	2946
and described as following:	2947
Parcel 2: Beginning at a stone pipe set in the ground in	2948
the north line of Vine Street, 40 feet west of the southeast	2949
corner of the said Spicer Tract number 23, which southeast	2950
corner of Spicer Tract number 23 is east 264.00 feet along the	2951
north line of Vine Street, from the east line Spicer Street,	2952
thence easterly, along the north line of Vine Street, 40 feet to	2953
the southeast corner of said Tract number 23; thence northerly,	2954
along the easterly line of said tract 23, about 180 feet; thence	2955
westerly, along the south line of land sold by Lucy A. Booth to	2956
Homer E. Conner, 40 feet; thence southerly on a line parallel	2957
with the east line of said Tract and 40 feet distant therefrom,	2958
about 180 feet to the place of the beginning.	2959
Summit County Parcel No. 67-07619	2960
Situated in the City of Akron, County of Summit and State	2961
of Ohio and known as being a part of Lot No. 3, Tract 8,	2962
formerly Portage Township and is also a part of Lot No. 24	2963
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 section may be conveyed as an entire tract or as multiple parcels. 3030  
3031  
3032

(F) Grantee shall pay all costs associated with the purchase, closing, and conveyance, including surveys, title evidence, title insurance, transfer costs and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed. 3033  
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(G) The net proceeds of the sale shall be deposited into a University of Akron account to be determined by the Board of Trustees of the University of Akron. 3038  
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(H) 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 or Governor's Deeds to the real estate described in division (A) of this section to the purchaser or purchasers. The Governor's Deed or Governor's Deeds shall state the consideration and shall be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the Grantee. The grantee shall present the Governor's Deed for recording in the Office of the Summit County Recorder. 3041  
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(I) This section shall expire three years after its effective date. 3053  
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**Section 24.** (A) Notwithstanding division (A) (5) of section 123.01 of the Revised Code, the Director of Administrative Services may execute an easement for a term of up to 99 years in the name of the state granting to GCOH Owner LLC, a Delaware 3055  
3056  
3057  
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° 52' 07", and a chord with a bearing of N 3083  
24° 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° 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° 47' 48", and a chord bearing	3091
N 12° 24' 19" W a distance of 18.43 feet;	3092
6. N 09° 30' 25" W a distance of 125.39 feet to a set 5/8"	3093
iron pin;	3094
7. N 12° 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° 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° 46'	3104
06", and a chord bearing N 16° 09' 49" E a distance of 52.75	3105
feet;	3106
Thence along said south line, N 80° 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°-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  $\frac{5}{8}$ " 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  $\frac{5}{8}$ " 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  $\frac{5}{8}$ -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 3367  
estate described in division (A) of this section may contain 3368  
restrictions, exceptions, reservations, reversionary interests, 3369  
or other terms and conditions the Director of Administrative 3370  
Services and the Board of Trustees of the University of Toledo 3371  
determine to be in the best interest of the state. 3372

(3) Subsequent to the conveyance, any restrictions, 3373  
exceptions, reservations, reversionary interests, or other terms 3374  
and conditions contained in the deed or deeds may be released by 3375  
the state or the Board of Trustees of the University of Toledo 3376  
without the necessity of further legislation. 3377

(C) Consideration for the conveyance of the real estate 3378  
described in division (A) of this section shall be at a price 3379  
acceptable to the Board of Trustees of the University of Toledo 3380  
and such conveyance shall be pursuant to a real estate purchase 3381  
agreement containing any terms and conditions acceptable to the 3382  
Board of Trustees of the University of Toledo. 3383

If the grantee or grantees to be determined do not 3384  
complete the purchase of the real estate within the time period 3385  
provided in the real estate purchase agreement, the University 3386  
of Toledo may use any reasonable method of sale considered 3387  
acceptable to the Board of Trustees of the University of Toledo 3388  
to select an alternate grantee or grantees to complete the 3389  
purchase within three years after the effective date of this 3390  
section. 3391

(D) The real estate described in division (A) of this 3392  
section may be conveyed as an entire tract or as multiple 3393  
parcels. 3394

(E) The costs associated with the purchase, closing, and 3395  
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 section may be conveyed as an entire tract or as multiple parcels.

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

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

(F) Upon receiving written request 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. 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 Grantee. The Grantee shall present the Governor's Deed for recording in the Office of the Erie County Recorder.

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