

AN ACT

To authorize the Director of Administrative Services to convey state-owned real estate located in Franklin County to a purchaser to be determined at public auction.

Be it enacted by the General Assembly of the State of Ohio:

SECTION 1. The Governor is hereby authorized to execute a deed in the name of the state conveying to a purchaser to be determined pursuant to this act, and the purchaser's successors and assigns or heirs and assigns, all of the state's right, title, and interest in the following described real estate:

Situated partly in the City of Columbus and partly in the township of Franklin, County of Franklin, State of Ohio, and Virginia Military survey number 422, and being part of the lots and tracts conveyed to Florence P. and Lawrence G. Distelhorst by deed of record in deed book 1071, page 240, recorder's office, Franklin County, Ohio. Said part being that portion which remains after the conveyance of the seven and four hundredths (7.04) acre tract by said Florence P. And Lawrence G. Distelhorst to the Board of Education of the City School District, Columbus, Ohio, by deed of record in deed book 1698, page 546 records office, Franklin County, Ohio, said portion remaining being more particularly described as follows: Beginning at a point, in the south line of Griggs Avenue (Adams Street), five hundred and twelve and sixty-six hundredths (512.66) feet east from the northwest corner of lot number ten (10) of Mrs. J.O.B. Renick's subdivision as said subdivision is shown on record in plat book four (4) page one hundred sixty-two (162) recorder's office, Franklin County, Ohio; thence south sixteen (16) degrees east across lot seven (7) and the twenty-five hundredths (25/100) acre tract of the five (5.0) acre tract described in the deed referred to above, five hundred ninety-nine and eighty-one hundredth (599.81) feet more or less to the south line of said five (5.0) acre tract; thence north seventy-eight degrees (78) east two hundred ninety and forty-four hundredth, (290.44) feet more or less with the south line of the five (5.0) acre tract and the three and three hundredths (3.03) acre tract described in the deed referred to above, to the southeast corner of said three, and three hundredths (3.03) acre tract; thence northerly in a line parallel with the west

line of Harmon Avenue, a distance of three hundred sixty-five and eighty-eight hundredths (365.88) feet; to the northeast corner of the twenty-five hundredths (25/100) acre tract described in the deed referred to above; thence westerly in a line parallel to the south line of Griggs Avenue (Said line being the north line of said twenty-five hundredths (25/100) acre tract), one hundred eighty-eight and fifty-eight hundredths (188.58) feet; thence northerly in a line parallel with the west line of Harmon Avenue (Said line being the east line of lot number seven (7) of Mrs. J.O.B. Renick's subdivision heretofore mentioned), two hundred twenty-five and eighty hundredths (225.80) feet to the south line of Griggs Avenue, thence south seventy-eight degrees (78) west along the south side of Griggs Avenue one hundred feet to the place of beginning, containing (3.02) acre, more or less, being the western part of a tract known as 809 Harmon Avenue, Columbus, Ohio.

SECTION 2. (A) Not later than ninety days after the effective date of this act, the Director of Administrative Services shall offer the real estate described in Section 1 of this act for sale at public auction.

(B) The Director shall advertise any public auction held pursuant to this act in a newspaper of general circulation in Franklin County at least once a week for three consecutive weeks immediately prior to the date of the auction.

(C) The consideration for the conveyance of the real estate described in Section 1 of this act shall be the amount successfully bid at a public auction held pursuant to this act. Except as provided in Division (F) of this section, the real estate shall be subject to a minimum bid at auction of not less than \$177,000 and the real estate shall be sold to the highest bidder at or above the minimum bid amount. The Director of Administrative Services may reject any bid for any reason.

(D) The successful bidder at any public auction held pursuant to this act shall pay at least ten per cent of the purchase price at the time of sale and shall pay the balance of the purchase price within sixty days of the date of the sale. If the purchaser does not complete the conditions of the sale as specified in this division, the Director may void the sale by providing written notice to that effect, mailed to the defaulting purchaser by certified mail, return receipt requested. If the Director voids the sale, any part of the purchase price paid at the time of the sale shall be forfeited to the state as liquidated damages.

(E) If the successful bidder at any auction held pursuant to this act does not complete the purchase and the Director voids the sale pursuant to

division (D) of this section, the Director may offer the real estate for sale to the second-highest bidder for the amount of the bid of the second-highest bidder. If the second-highest bid at the first auction held pursuant to this act is less than \$177,000, the Director shall hold another auction pursuant to division (F) of this section.

(F) If, at the first public auction held pursuant to this section, no bid is received in an amount at or above the minimum required bid of \$177,000, the Director shall hold a second public auction in accordance with the procedures set forth in this section. At the second public auction, the real estate shall be sold to the highest bidder at a price acceptable to the Director. The Director may reject any bid for any reason.

SECTION 3. The real estate described in Section 1 of this act shall be conveyed as an entire tract and not in parcels.

SECTION 4. The Department of Commerce shall pay all costs associated with the sale and conveyance of the real estate described in Section 1 of this act, including advertising costs and appraisal fees.

SECTION 5. Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the real estate described in Section 1 of this act. The deed shall be executed by the Governor in the name of the State, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the purchaser. The purchaser shall present the deed for recording in the Office of the Franklin County Recorder.

SECTION 6. The net proceeds of the conveyance of the real estate described in Section 1 of this act shall be deposited in the State Treasury to the credit of the State Fire Marshal's Fund created in section 3737.71 of the Revised Code.

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SECTION 7. This act expires one year after its effective date.

Speaker _____ *of the House of Representatives.*

President _____ *of the Senate.*

Passed _____, 20____

Approved _____, 20____

Governor.

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The section numbering of law of a general and permanent nature is complete and in conformity with the Revised Code.

Director, Legislative Service Commission.

Filed in the office of the Secretary of State at Columbus, Ohio, on the
____ day of _____, A. D. 20____.

Secretary of State.

File No. _____ Effective Date _____