

As Introduced

131st General Assembly

Regular Session

2015-2016

H. B. No. 238

Representatives Sears, McColley

A BILL

To authorize the conveyance of state-owned real
property.

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

Section 1. (A) The Governor may execute a deed in the name
of the state conveying to a grantee, and to the grantee's heirs
and assigns or successors and assigns, all of the state's right,
title, and interest in the following described parcels of real
estate:

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TRACT ONE

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Situate in the State of Ohio, Section 9, Town 9, Range 14,
Athens Township, Athens County, Ohio and being more particularly
described as follows:

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Beginning at an iron pin found on the southwest corner of
Farm Lot 42 in said Section;

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thence along the west line of said Farm Lot North 2
degrees 02 minutes 38 seconds East 230.96 feet to an iron pin
found;

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thence leaving the Farm Lot line South 86 degrees 30
minutes 20 seconds East 341.90 feet to an iron pin set;

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thence North 03 degrees 38 minutes 03 seconds East 217.40 feet to an iron pin found; 19
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thence North 74 degrees 08 minutes 46 seconds West 349.70 feet to an iron pin found; 21
22

thence North 03 degrees 45 minutes 02 seconds East 151.45 feet to an iron pin set on the Limited Access Right of Way of State Route 682, 250 feet right of 682 Station 7 + 34.82; 23
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thence along the Limited Access Right of Way South 57 degrees 19 minutes 42 seconds East 715.05 feet to an iron pin set, said iron pin being 320 feet right of 682 Station 14 + 31.14; 26
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thence continuing along the Limited Access Right of Way South 66 degrees 34 minutes 15 seconds East 529.43 feet to an iron pin set, said iron pin being 186.77 feet of the State Route 682 tangent station 21+00; 30
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thence continuing along said right of way South 43 degrees 41 minutes 40 seconds East 212.54 feet to an iron pin set, said iron pin being 120 feet right of 682 tangent Station 23+01.78; 34
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thence continuing along said right of way South 15 degrees 08 minutes 08 seconds West 147.80 feet to an iron pin set which is 492.73 feet left of U.S. Route 50 Station 667+13.54; 37
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thence continuing along said right of way South 63 degrees 17 minutes 45 seconds West 465.92 feet to an iron pin set; 40
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thence South 36 degrees 51 minutes 49 seconds West 250.59 feet to an iron pin set; 42
43

thence South 42 degrees 31 minutes 42 seconds West 113.84 feet to an iron pin found on the southeast corner of Lot No. 91 in G. W. Hooper Addition in Mechanicsville; 44
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thence along the east line of said Lot North 47 degrees 03 47
minutes 50 seconds West 119.70 feet to an iron pin found on the 48
northeast corner of said lot; 49

thence along the North line of Hooper Addition, South 42 50
degrees 31 minutes 42 seconds West 187.90 feet to an iron pin 51
found on the northwest corner of Lot 88 in said addition; 52

thence North 11 degrees 43 minutes 11 seconds West 101.15 53
feet to an iron pin set; 54

thence north 20 degrees 25 minutes 52 seconds West 161.79 55
feet to an iron pin set on the east line of an alley, 56

thence South 80 degrees 41 minutes 16 seconds West 146.16 57
feet to an iron pin set on the southeast corner of Lot 19 in 58
Mary Rice Addition in City of Athens, 59

thence North 20 degrees 25 minutes 51 seconds West 55.15 60
feet to an iron pin; 61

thence North 24 degrees 09 minutes 00 seconds West 65.93 62
to an iron pin set; 63

thence North 44 degrees 11 minutes 33 seconds West 172.46 64
feet to an iron pin found on the west line of Farm Lot 40; 65

thence along the west line of Farm Lot 40 North 02 degrees 66
26 minutes 29 seconds East 307.73 feet to the point of 67
beginning, also being the northwest corner of Farm Lot 40 and 68
containing 12.872 Acres in Farm Lot 40 and 8.11 Acres in Farm 69
Lot 42. 70

PARCEL NOS. A029060008600 (12.872 ± AC) and A029030001001 71
(8.11 ± AC) 72

This description was prepared from a survey by Gregory K. 73

| | |
|---|--|
| Wright, Registered Surveyor No. 6538. | 74 |
| EXCEPTING and RESERVING unto the State of Ohio (Ohio University), a permanent easement for ingress and egress off Hooper Street in the City of Athens, Ohio, to the real estate described in Section 2 of said Act. This permanent easement shall be at least fifty feet in width (50 feet) and shall be more accurately described by mutual agreement of the parties, pending future development of the land described in Section 1 of this Act by the Ohio University Fund, Inc., an Ohio non-profit corporation. | 75 76 77 78 79 80 81 82 83 |
| PRIOR REFERENCE: Volume 369, Page 33, Athens County Deed Records | 84 85 |
| TRACT TWO | 86 |
| Situated in the City of Athens, County of Athens, State of Ohio, and bounded and described as follows: | 87 88 |
| Being Lots #72, #73, and #74 in the G. W. Hooper addition to Mechanicsburg, recorded in Plat Book 5, Page 58, in the Office of the Recorder of Athens County, Ohio. | 89 90 91 |
| PARCEL NOS. A029060008000, A029060008100, A029060008200 | 92 |
| EXCEPTING the following described premises: | 93 |
| Situated in the City of Athens, County of Athens, State of Ohio, and Lease Lot 40, Town 9N, Range 14W, and bounded and described as follows: | 94 95 96 |
| PARCEL NO. 414WD | 97 |
| Being a parcel of land lying on the left side of the centerline of a survey made by the Department of Highways and being located within the following described points in the | 98 99 100 |

boundary thereof: 101

Beginning at a point in the existing northerly right-of- 102
way line of Hooper Street in the northeast corner of the 103
grantor's property and in the northeast corner of Lot No. 74 in 104
G. W. Hooper's addition to the City of Athens, as the same is 105
numbered and delineated upon the plat thereof, recorded in Plat 106
Book 5, Page 58, of the records of Athens County, Ohio, said 107
point also being 363.80 feet left of Station 661+80.70 in the 108
centerline of a survey made in the 1969 for U.S.R. 33, Section 109
16.30 in the City of Athens, and in the Township of Athens, 110
Athens County, Ohio; 111

Thence along the grantor's northeasterly property line, 112
the northerly right-of-way line of Hooper Street, the 113
northeasterly line of said Lots No. 74, 73, and 72, South 38 114
degrees 26 minutes 05 seconds West a distance of 149.72 feet to 115
a point in the grantor's southwest property corner, the 116
southwest corner of Lot 72 and the northeasterly line of a 117
dedicated alley, said point being 312.04 feet left of U.S.R. 33 118
and U.S.R. 50 Station 660+40.21; 119

Thence along the southwesterly lines of the grantor's 120
property and Lot 72 and the northeasterly line of a dedicated 121
alley, North 48 degrees 10 minutes 04 seconds West a distance of 122
39.66 feet to a point in the proposed westerly right-of-way line 123
of relocated Hooper Street, said point being 350.00 feet left of 124
U.S.R. 33 and U.S.R. 50 Station 660+28.73; 125

Thence along said proposed northerly right-of-way line 126
North 35 degrees 14 minutes 33 seconds East a distance of 146.02 127
feet to a point in the grantor's northerly property line and in 128
the northerly line of Lot 74, being 408.03 feet left of U.S.R. 129
33 and U.S.R. 50 Station 661+62.73; 130

Thence along the northerly line of the grantor's property 131
and the northerly line of Lot 74, South 53 degrees 27 minutes 23 132
seconds East a distance of 47.75 feet to the place of beginning, 133
containing 6,449 square feet, more or less. 134

Description for this parcel is based on a survey made 135
under the direction and supervision of Harold E. Miles, 136
Registered Surveyor No. 5392. 137

PRIOR REFERENCE: Volume 90, Page 137, Official Records of 138
Athens County, Ohio. 139

LAST REF. FOR TRACTS ONE AND TWO ABOVE: Vol. 238, Page 399 140
Athens County Official Records (Tracts 2 and 3 therein) 141

TRACT THREE 142

Situated in Lots 1 through 4, inclusive of Coates 143
Subdivision, Lease Lot 59, Section 9, Athens Township, Athens 144
City, Town 9, Range 14, Athens County, Ohio and described as 145
follows: 146

Commencing at a found pin at the northeast corner of Lot 147
91 of G. W. Hooper's Addition to the City of Athens; 148

thence on an assumed bearing North 34 Degrees 15 Minutes 149
56 Seconds West a distance of 884.71 feet to a set iron pin at 150
the grantor's southeast corner, said set iron pin is witnessed 151
by a found pin which bears South 5 Degrees 47 Minutes 09 Seconds 152
West a distance of 4.20 feet and a found pin which bears North 153
67 Degrees 01 Minutes 49 Seconds East a distance of 3.18 feet, 154
and said set iron pin is THE TRUE POINT OF BEGINNING; 155

thence along the grantor's south line and along the north 156
line of aforesaid tract described in Volume 373 Page 75 of the 157
Athens County Deed Records South 67 Degrees 01 Minutes 49 158

Seconds West, passing set iron pins at 67.31 feet, and 202.66 feet, and the right of way of Richland Avenue 322.31 feet, and a found iron pin at 323.50 feet for a total distance of 340.11 feet to a point, the grantor's southwest property corner and the northwest property corner of said tract described in Volume 373 Page 75 of the Athens County Deed Records;

thence along the grantor's west line North 25 Degrees 59 Minutes 06 Seconds West a distance of 60.08 feet to a point;

thence along a new line the following three bearings and distances;

1) North 67 Degrees 01 Minutes 49 Seconds East, passing a set iron pin at 19.77 feet, and the right-of-way of Richland Avenue at 21.55 feet, for a total distance of 144.02 feet to a set iron pin;

thence 2) North 11 Degrees 34 Minutes 52 Seconds West a distance of 57.64 feet to a set iron pin;

thence 3) North 26 Degrees 39 Minutes 16 Seconds West a distance of 24.83 feet to a set iron pin on the grantor's north line, the south line of an 11.3757 acre tract described in Volume 369 Page 33 of the Athens County Deed Records;

thence along the grantor's north line and the south line of said 11.3757 acre tract North 66 Degrees 58 Minutes 22 Seconds East a distance of 256.29 feet a found iron pin at the grantor's northeast property corner, said found iron pin is witnesses by a found iron pin which bears 66 Degrees 18 Minutes 56 Seconds East a distance of 4.51 feet;

thence along the grantor's east line and along the south line of said 11.3757 acre tract South 03 Degrees 33 Minutes 38 Seconds West a distance of 25.87 feet a found iron pin at the

northwest corner of aforesaid 20.982 acre tract; 188

thence along the grantor's east line and the west line of 189
said 20.982 acre tract South 02 Degrees 03 Minutes 11 Seconds 190
West a distance of 130.66 feet to THE POINT OF BEGINNING and 191
containing 0.937 acres and being part of Tracts Two and Three of 192
the tracts of land described in Volume 252 Page 217 of the 193
Athens County Official Deed Records. Said 0.937 acre tract 194
consists of all 0.26 acre in Tract Three and 0.677 acre in Tract 195
Two. The above described 0.937 acre tract may further be 196
described as 0.28 acre of Lot 1 0.17 acre of Lot 2, 0.227 acre 197
of Lot 3 and all 0.26 acre of Lot 4 of Coates Subdivision. The 198
above described 0.937 acre tract is to be continuous and 199
contiguous with the adjoining 20.982 acre tract described in 200
Volume 238 Page 399 of the Athens County Official Deed Records 201
and 11.3757 acre tract described in Volume 369 Page 33 of the 202
Athens County Deed Records. 203

Note: Unless otherwise noted, all set iron pins are 5/8 204
inch diameter rebar and 30 inches in length and capped with a 205
plastic identification marker inscribed "L.F. Swoyer PS 6765." 206

The above description was prepared under the supervision 207
of Leonard F. Swoyer Registered Professional Land Surveyor No. 208
6765 and based on a survey performed by Southeastern Land 209
Surveys dated June 22, 2000, and revised on August 9, 2000. 210

Subject to all easements and right of ways of record. 211

PRIOR REFERENCE: Volume 302, Page 826 Official Deed 212
Records of Athens County, OH. 213

PARCEL NOS. A029060001603 and A029060001700 214

TRACT FOUR 215

Situated in Lots 5, 6, and 7 of Coates Subdivision, 216
Section 9, Athens Township, Athens City, Town 9, Range 14, 217
Athens County, Ohio and described as follows: 218

Commencing at a found iron pin at the northeast corner of 219
Lot 91 of G. W. Hooper's Addition to the City of Athens; 220

thence on an assumed bearing North 38 Degrees 26 Minutes 221
37 Seconds West a distance of 806.88 feet to a set iron pin on 222
the grantor's east line, the west line of 20.982 acre tract 223
described in Volume 238, Page 399 of the Athens County Official 224
Records, said set iron pin is witnessed by a found ½ inch rebar 225
which bears South 02 Degrees 03 Minutes 11 Seconds West a 226
distance of 1.00 foot, and said set iron pin is THE TRUE POINT 227
OF BEGINNING; 228

thence along a new line the following two bearings and 229
distances: 230

1) North 86 Degrees 34 Minutes 00 Seconds West a distance 231
of 28.67 feet to a set iron pin; 232

thence 2) North 22 Degrees 42 Minutes 42 Seconds West a 233
distance of 77.19 feet to a set iron pin on the grantor's north 234
line and the south line of Tract Three of the tracts described 235
in Volume 252, Page 217 of the Athens County Official Records; 236

thence along the grantor's north line and along the south 237
line of said Tract Three, North 67 Degrees 01 Minutes 49 Seconds 238
East a distance of 67.31 feet to a set iron pin at the grantor's 239
northeast corner, the southeast corner of said Tract Three on 240
the west line of aforesaid 20.982 acre tract, said set iron pin 241
being witnessed by a found iron pin (1" pipe) which bears South 242
05 Degrees 47 Minutes 09 Seconds West a distance of 4.20 feet a 243
found iron pin (capped 5/8" rebar with identification number 244

6916 inscription) which bears North 67 Degrees 01 Minutes 49 245
Seconds East a distance of 3.18 feet; 246

thence along the grantor's east line and the west line of 247
said 20.982 acre tract South 02 Degrees 03 Minutes 11 Seconds 248
West a distance of 99.25 feet to the POINT OF BEGINNING and 249
containing 0.092 acre and being a part of tract described in 250
Volume 373, Page 75 of the Athens County Deed Records. Said 251
0.092 acre tract consists of 0.050 acre in Lot 5, 0.034 acre in 252
Lot 6, and 0.008 in Lot 7 of the Coates Subdivision. 253

NOTE: THE ABOVE DESCRIBED 0.092 ACRE TRACT IS TO BE 254
CONTINUOUS AND CONTIGUOUS WITH AN ADJOINING 20.982 ACRE TRACT 255
DESCRIBED IN VOLUME 238, PAGE 399 OF THE ATHENS COUNTY OFFICIAL 256
RECORDS. 257

Note: Unless otherwise noted, all set iron pins are 5/8 258
inch diameter rebar and 30 inches in length and capped with a 259
plastic identification marker inscribed "L.F.SWOYER PS 6765." 260

The above description was prepared under the supervision 261
of Leonard F. Swoyer Registered Professional Land Surveyor No. 262
6765 and based on a survey performed by Southeastern Land 263
Surveys dated August 9, 2000. 264

Subject to all easements and rights of way of record. 265

PRIOR REFERENCE: Official Volume 302, Page 831, Athens 266
County Deed Records. 267

PARCEL NOS.: A029060001801, A029060001901 and 268
A029060002001. 269

TRACT FIVE 270

Situated in Lot 71 of G. W. Hooper's Addition, Lease Lot 271
40, Section 8, Athens Township, Town 9, Range 14, Athens City, 272

Athens County, Ohio and described as follows: 273

Commencing at a found 1 inch pipe at the northwest corner 274
of Lot 71 of G. W. Hooper's Addition, the northwest corner of a 275
tract described in Volume 298 Page 1553 of the Athens County 276
Official Deed Records at the northeast corner of Lot 70 of said 277
Hooper's Addition, the northeast corner of a tract described in 278
Volume 330 Page 257 of the Athens County Deed Records on the 279
south line of a 12 foot wide alley, THE TRUE POINT OF BEGINNING; 280

thence along the north line of said Lot 71 and said tract 281
described in Volume 298 Page 1553 of the Athens County Official 282
Deed Records and the south line of said alley North 42 Degrees 283
41 Minutes 52 Seconds East a distance of 49.93 feet to a found 1 284
inch pipe at the northeast corner of said Lot 71, the northeast 285
corner of another 12 foot wide alley; 286

thence along the east line of said Lot 71 and said tract 287
described in Volume 298 Page 1553 of the Athens County Official 288
Deed Records and the west line of said second alley South 49 289
Degrees 23 Minutes 10 Seconds East a distance of 78.53 feet to a 290
point, the southeast corner of said tract described in Volume 291
298 Page 1553 of the Athens County Official Deed Records on the 292
north right of way line of Hooper Street (Relocated) and 293
witnessed by a found one-half inch rebar which bears South 49 294
Degrees 23 Minutes 10 Seconds East a distance of 0.05 feet; 295

thence along the south line of said tract described in 296
Volume 298 page 1553 of the Athens County Official Deed Records 297
and the north right of way line of Hooper Street South 19 298
Degrees 20 Minutes 13 Seconds West a distance of 53.49 feet to a 299
found one-half inch rebar at the southwest corner of said tract 300
described in Volume 298 Page 1553 of the Athens County Official 301
Deed Records, and the southeast corner of a tract described in 302

Volume 330 Page 257 of the Athens County Deed Records, 303

thence leaving said north right of way line and along the 304
west line of said tract described in Volume 298 Page 1553 of the 305
Athens County Official Deed Records; and the east line of said 306
tract described in Volume 330 Page 257 of the Athens County Deed 307
Records North 49 Degrees 24 Minutes 54 Seconds West a distance 308
of 99.75 feet to the POINT OF BEGINNING and containing 0.102 309
acres (4,443 square feet), and being a more accurate description 310
of a tract described in Volume 298 Page 1553 of the Athens 311
County Official Deed Records. 312

Note: Unless otherwise noted, all set iron pins are 5/8 313
inch diameter rebar and 30 inches in length and capped with a 314
plastic identification marker inscribed "L.F. SWOYER PS 6765." 315
(All corners of subject tract were found or witnessed by a 316
monument and no monuments were set in this survey). 317

The above description was prepared under the supervision 318
of Leonard F. Swoyer Registered Professional Land Surveyor No. 319
6765 and based on a survey performed by Southeastern Land 320
Surveys dated August 12, 2000. 321

Subject to all easements and right of ways of record. 322

PRIOR REFERENCE: Official Volume 302, Page 825, Athens 323
County Deed Records. 324

PARCEL NO: A029060007900 325

LAST REF. FOR TRACTS THREE, FOUR AND FIVE ABOVE: Vol. 336, 326
Page 470 Athens County Official Records 327

The foregoing descriptions may be adjusted by the Director 328
of Administrative Services to accommodate any corrections 329
necessary to facilitate recordation of the deed. 330

The real estate shall be sold as an entire tract and not 331
in parcels. 332

(B) (1) The conveyance includes improvements and chattels 333
situated on the real estate, and is subject to all leases, 334
easements, covenants, conditions, encumbrances, and restrictions 335
of record; all legal highways and public rights-of-way; zoning, 336
building, and other laws, ordinances, restrictions, and 337
regulations; and real estate taxes and assessments not yet due 338
and payable. The real estate shall be conveyed in an "as-is, 339
where-is, with all faults" condition. 340

(2) The deed may contain restrictions, exceptions, 341
reservations, reversionary interests, and other terms and 342
conditions the Director of Administrative Services determines to 343
be in the best interest of the state. 344

(3) Subsequent to the conveyance, any restrictions, 345
exceptions, reservations, reversionary interests, or other terms 346
and conditions contained in the deed may be released by the 347
state or Ohio University without the necessity of further 348
legislation. 349

(C) The Director of Administrative Services shall conduct 350
a sale of the real estate by sealed bid auction or public 351
auction, and the real estate shall be sold to the highest bidder 352
at a price acceptable to the Director and Ohio University. The 353
Director shall advertise the sealed bid auction or public 354
auction by publication in a newspaper of general circulation in 355
Athens County, once a week for three consecutive weeks before 356
the date on which the sealed bids are to be opened. The Director 357
shall notify the successful bidder in writing. The Director may 358
reject any or all bids. 359

The purchaser shall pay a deposit of ten per cent of the purchase price to the Director of Administrative Services not later than five business days after receiving a notice that the purchaser's bid has been accepted, and shall enter into a real estate purchase agreement in the form prescribed by the Department of Administrative Services. The purchaser shall pay the balance of the purchase price at closing, which shall occur not later than sixty days after execution of the purchase agreement. Payment shall be made in cash or by certified check made payable to the Treasurer of State. A purchaser who does not satisfy the conditions of the sale as prescribed in this section or the terms and conditions of the purchase agreement shall forfeit as liquidated damages the ten per cent deposit paid to the state. If a purchaser fails to complete the purchase, the Director may accept the next highest bid, subject to the foregoing conditions. If the Director rejects all bids, the Director may repeat the sealed bid auction or public auction, or may use an alternative sale process that is acceptable to Ohio University.

Ohio University shall pay advertising and other costs incident to the sale of the real estate.

(D) The grantee shall pay all costs associated with the purchase, closing, and conveyance of the real property, 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.

(E) The net proceeds of the sale of the real estate shall be paid to Ohio University and deposited into the appropriate university accounts for the benefit of Ohio University.

(F) Upon payment of the purchase price, the Auditor of

State, with the assistance of the Attorney General, shall 390
prepare a deed to the real estate. The deed shall state the 391
consideration and all the terms and conditions. The deed shall 392
be executed by the Governor in the name of the state, 393
countersigned by the Secretary of State, sealed with the Great 394
Seal of the State, presented in the Office of the Auditor of 395
State for recording, and delivered to the grantee. The grantee 396
shall present the deed for recording in the office of the Athens 397
County Recorder. 398

(G) This section expires three years after its effective 399
date. 400

Section 2. (A) The Governor may execute a deed in the name 401
of the state conveying to a grantee, and to the grantee's heirs 402
and assigns or successors and assigns, all of the state's right, 403
title, and interest in the following described real estate: 404

The following described real estate situated in the City 405
of Athens, County of Athens, State of Ohio and being more 406
particularly described as follows: 407

Being part of Section 4, Township 9 North, Range 14 West 408
being a part of the Ohio University parcels as recorded in deed 409
volume 181 at page 115 and deed volume 181 at page 67 and 410
beginning at a 5/8" rebar with identification cap set (PS6067) 411
marking a point in the north line of the Ohio University parcel 412
as recorded in Official Record 109 at page 215, said point 413
bearing SOUTH 03°34'59" WEST, passing the south right of way 414
line of East State Street at 2052.43 feet at total distance of 415
2628.44 feet from a point marking the northwest corner of said 416
section 34 and SOUTH 87°11'05" WEST, 882.14 feet; 417

thence with the north line of said Ohio University's 418

parcel as recorded in official record 109 at page 215, NORTH 419
87°11'05" WEST, passing a pinched iron pipe at 662.16 feet a 420
total distance 663.63 feet to a point marking the beginning of a 421
tangential curve concave to the south having a radius of 5776.72 422
feet; 423

thence west 370.08 feet along said curve through a central 424
angle of 3°40'14", (whose chord bears NORTH 89°01'12" WEST, 425
370.01 feet) to a 5/8" rebar with identification cap set 426
(PS6067) marking the southeast corner of the City of Athens 427
parcel as recorded in deed volume 297 at page 438; 428

thence with the east line of the said City of Athens 429
parcel, NORTH 03°13'32" EAST 668.27 feet to a 5/8" rebar with 430
identification cap set (PS6067) marking a point in the south 431
right of way line of East State Street as surveyed by URS 432
Greiner Woodward Clyde company and on file in the City of Athens 433
Engineers office; 434

thence with the said south right of way line of East State 435
Street, NORTH 41°57'00" EAST 17.66 feet to 5/8" rebar with 436
identification cap set (PS6067); 437

thence continuing with the said south right of way line of 438
East State Street, SOUTH 83°57'45" EAST 247.42 feet to a PK 439
(Parker Kalon Nail) set; 440

thence continuing with the said south right of way line of 441
East State Street, SOUTH 38°58'32" EAST 31.19 feet to a PK 442
(Parker Kalon Nail) set; 443

thence continuing with the said south right of way line of 444
East State Street, S 83°57'45" EAST 71.86 feet to a 5/8" rebar 445
with identification cap set (PS6067); 446

thence continuing with the said south right of way line of 447

East State Street, NORTH 51°03'49" EAST 31.20 feet to a PK 448
(Parker Kalon Nail) set; 449

thence continuing with the said south right of way line of 450
East State Street, SOUTH 83°57'45" EAST 199.55 feet to a PK 451
(Parker Kalon Nail) set marking the beginning of a tangential 452
curve concave to the north having a radius of 11502.66 feet; 453

thence easterly 302.88 feet along said curve through a 454
central angle of 1°30'31", (whose chord bears SOUTH 84°43'00" 455
EAST, 302.87 feet) to a 5/8" rebar with identification cap set 456
(PS6067); 457

thence continuing with the said south right of way line of 458
East State Street, SOUTH 85°28'16" EAST 75.81 feet to a 5/8" 459
rebar with identification cap set (PS6067); 460

thence continuing with the said south right of way line of 461
East State Street, SOUTH 45°29'45" EAST 19.46 feet to a PK 462
(Parker Kalon Nail) set; 463

thence continuing with the said south right of way line of 464
East State Street, SOUTH 85°28'16" EAST 66.51 feet to a 5/8" 465
rebar with identification cap set (PS6067); 466

thence continuing with the said south right of way line of 467
East State Street, NORTH 44°30'19" EAST 3.88 feet to a 5/8" 468
rebar with identification cap set (PS6067); 469

thence leaving the said south right of way line of East 470
State Street, SOUTH 03°25'30" WEST 611.15 feet to the point of 471
beginning. Containing 15.2305 acres. 472

The foregoing description may be adjusted by the 473
Department of Administrative Services to accommodate any 474
corrections necessary to facilitate recordation of the deed. 475

The real estate shall be sold as an entire tract and not 476
in parcels. 477

(B) (1) The conveyance includes improvements and chattels 478
situated on the real estate, and is subject to all leases, 479
easements, covenants, conditions, and restrictions of record; 480
all legal highways and public rights-of-way; zoning, building, 481
and other laws, ordinances, restrictions, and regulations; and 482
real estate taxes and assessments not yet due and payable. The 483
real estate shall be conveyed in an "as-is, where-is, with all 484
faults" condition. 485

(2) The deed may contain restrictions, exceptions, 486
reservations, reversionary interests, and other terms and 487
conditions the Director of Administrative Services determines to 488
be in the best interest of the state. 489

(3) Subsequent to the conveyance, any restrictions, 490
exceptions, reservations, reversionary interests, or other terms 491
and conditions contained in the deed may be released by the 492
state or Ohio University without the necessity of further 493
legislation. 494

(C) The Director of Administrative Services shall conduct 495
a sale of the real estate by sealed bid auction or public 496
auction, and the real estate shall be sold to the highest bidder 497
at a price acceptable to the Director and Ohio University. The 498
Director shall advertise the sealed bid auction or public 499
auction by publication in a newspaper of general circulation in 500
Athens County, once a week for three consecutive weeks before 501
the date on which the sealed bids are to be opened. The Director 502
shall notify the successful bidder in writing. The Director may 503
reject any or all bids. 504

The purchaser shall pay a deposit of ten per cent of the purchase price to the Director of Administrative Services not later than five business days after receiving a notice that the purchaser's bid has been accepted, and shall enter into a real estate purchase agreement in the form prescribed by the Department of Administrative Services. The purchaser shall pay the balance of the purchase price at closing, which shall occur not later than sixty days after execution of the purchase agreement. Payment shall be made in cash or by certified check made payable to the Treasurer of State. A purchaser who does not satisfy the conditions of the sale as prescribed in this section or the terms and conditions of the purchase agreement shall forfeit as liquidated damages the ten per cent deposit paid to the state. If a purchaser fails to complete the purchase, the Director may accept the next highest bid, subject to the foregoing conditions. If the Director rejects all bids, the Director may repeat the sealed bid auction or public auction, or may use an alternative sale process that is acceptable to Ohio University.

Ohio University shall pay advertising and other costs incident to the sale of the real estate.

(D) The grantee shall pay all costs associated with the purchase, closing, and conveyance of the subject real property, 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.

(E) The net proceeds of the sale of the real estate shall be paid to Ohio University and deposited into the appropriate university accounts for the benefit of Ohio University.

(F) Upon payment of the purchase price, the Auditor of

State, with the assistance of the Attorney General, shall 535
prepare a deed to the subject real estate. The deed shall state 536
the consideration and shall be executed by the Governor in the 537
name of the state, countersigned by the Secretary of State, 538
sealed with the Great Seal of the State, presented in the Office 539
of the Auditor of State for recording, and delivered to the 540
grantee. The grantee shall present the deed for recording in the 541
office of the Athens County Recorder. 542

(G) This section expires three years after its effective 543
date. 544

Section 3. (A) The Governor may execute a deed in the name 545
of the state conveying to a grantee, and to the grantee's heirs 546
and assigns or successors and assigns, all of the state's right, 547
title, and interest in the following described real estate: 548

The following described real estate situated in the City 549
of Athens, County of Athens, State of Ohio and being more 550
particularly described as follows: 551

Being part of Section 4, Township 9 North, Range 14 West 552
being a part of the Ohio University parcel as recorded in deed 553
volume 181 at page 115 and beginning at an iron pipe found in 554
the north line of the Ohio University parcel as recorded in 555
official recorded 109 at page 215, said point bearing SOUTH S 556
03°34'59" WEST, passing the south right of way line of East 557
State Street at 2052.43 feet at total distance of 2628.44 feet 558
from a point marking the northwest corner of said section 34 and 559
SOUTH 87°11'05" WEST, 354.60 feet; 560

thence with the north line of said Ohio University's 561
parcel as recorded in official record 109 at page 215, NORTH 562
87°11'05" WEST, 527.54 feet to 5/8" rebar with cap set (PS6067) 563

set; 564

thence leaving the said north line of said Ohio 565
University's parcel, NORTH 03°25'30" EAST, 611.15 feet to a 5/8" 566
rebar with cap set (PS6067) set marking a point in the south 567
right of way line of East State Street as surveyed by URS 568
Greiner Woodward Clyde company and on file in the City of Athens 569
Engineers office; 570

thence with the south right of way line of said East State 571
Street, NORTH 44°30'19" EAST 12.43 feet to a 5/8" rebar with cap 572
set (PS6067) set; 573

thence continuing with the said south line of East State 574
Street, SOUTH 85°28'16" EAST 33.67 feet to a 5/8" rebar with cap 575
set (PS6067) set to a point marking the beginning of a 576
tangential curve concave to the south having a radius of 577
11,415.66 feet, 578

thence southeast 197.55 feet along said curve through a 579
central angle of 0°59'29", (whose chord bears SOUTH 84°58'31" 580
EAST, 197.54 feet) to a 5/8" rebar with cap set (PS6067) set; 581

thence continuing with the said south line of East State 582
Street, SOUTH 39°24'13" EAST, 31.30 feet to a 5/8" rebar with 583
cap set (PS6067) set; 584

thence continuing with the said south line of East State 585
Street, SOUTH 84°10'59" EAST, 73.70 feet to a 5/8" rebar with 586
cap set (PS6067) set; 587

thence continuing with the said south line of East State 588
Street, NORTH 51°01'55" EAST, 31.31 feet to a 5/8" rebar with 589
cap set (PS6067) set; 590

thence continuing with the said south line of East State 591

Street, SOUTH 83°57'34" EAST, 120.77 feet to a 5/8" rebar with 592
cap set (PS6067) set; 593

thence continuing with the said south line of East State 594
Street, SOUTH 42°36'09" EAST, 18.92 feet to a 5/8" rebar with 595
cap set (PS6067) set; 596

thence continuing with the said south line of East State 597
Street, SOUTH 83°57'34" EAST, 60.33 feet to a 5/8" rebar with 598
cap set (PS6067) set; 599

thence continuing with the said south line of East State 600
Street, NORTH 47°23'18" EAST, 3.93 feet to a 5/8" rebar with cap 601
set (PS6067) set; 602

thence leaving the said south line of East State Street, 603
SOUTH 06°04'28" WEST, 585.88 feet to the point of beginning. 604
Containing 7.5031 acres 605

Subject to all legal easements. 606

Bearings oriented to the Ohio State Plane (South Zone) NAD 607
83 as observed from a static GPS solution onsite and utilizing 608
RTK GPS. 609

Being more particularly described and delineated on a plat 610
attached hereto and made a part hereof and on file in the County 611
Map Office. 612

Aforesaid references recorded among the land records of 613
Athens County, Ohio. 614

The foregoing description may be adjusted by the 615
Department of Administrative Services to accommodate any 616
corrections necessary to facilitate recordation of the deed. 617

The real estate shall be sold as an entire tract and not 618

in parcels. 619

(B) (1) The conveyance includes improvements and chattels 620
situated on the real estate, and is subject to all leases, 621
easements, covenants, conditions, and restrictions of record; 622
all legal highways and public rights-of-way; zoning, building, 623
and other laws, ordinances, restrictions, and regulations; and 624
real estate taxes and assessments not yet due and payable. The 625
real estate shall be conveyed in an "as-is, where-is, with all 626
faults" condition. 627

(2) The deed may contain restrictions, exceptions, 628
reservations, reversionary interests, and other terms and 629
conditions the Director of Administrative Services determines to 630
be in the best interest of the state. 631

(3) Subsequent to the conveyance, any restrictions, 632
exceptions, reservations, reversionary interests, or other terms 633
and conditions contained in the deed may be released by the 634
state or Ohio University without the necessity of further 635
legislation. 636

(C) The Director of Administrative Services shall conduct 637
a sale of the real estate by sealed bid auction or public 638
auction, and the real estate shall be sold to the highest bidder 639
at a price acceptable to the Director and Ohio University. The 640
Director shall advertise the sealed bid auction or public 641
auction by publication in a newspaper of general circulation in 642
Athens County, once a week for three consecutive weeks before 643
the date on which the sealed bids are to be opened. The Director 644
shall notify the successful bidder in writing. The Director may 645
reject any or all bids. 646

The purchaser shall pay a deposit of ten per cent of the 647

purchase price to the Director of Administrative Services not 648
later than five business days after receiving a notice that the 649
purchaser's bid has been accepted, and shall enter into a real 650
estate purchase agreement in the form prescribed by the 651
Department of Administrative Services. The purchaser shall pay 652
the balance of the purchase price at closing, which shall occur 653
not later than sixty days after execution of the purchase 654
agreement. Payment shall be made in cash or by certified check 655
made payable to the Treasurer of State. A purchaser who does not 656
satisfy the conditions of the sale as prescribed in this section 657
or the terms and conditions of the purchase agreement shall 658
forfeit as liquidated damages the ten per cent deposit paid to 659
the state. If a purchaser fails to complete the purchase, the 660
Director may accept the next highest bid, subject to the 661
foregoing conditions. If the Director rejects all bids, the 662
Director may repeat the sealed bid auction or public auction, or 663
may use an alternative sale process that is acceptable to Ohio 664
University. 665

Ohio University shall pay advertising and other costs 666
incident to the sale of the real estate. 667

(D) The grantee shall pay all costs associated with the 668
purchase, closing, and conveyance of the subject real property, 669
including surveys, title evidence, title insurance, transfer 670
costs and fees, recording costs and fees, taxes, and any other 671
fees, assessments, and costs that may be imposed. 672

(E) The net proceeds of the sale of the real estate shall 673
be paid to Ohio University and deposited into the appropriate 674
university accounts for the benefit of Ohio University. 675

(F) Upon payment of the purchase price, the Auditor of 676
State, with the assistance of the Attorney General, shall 677

prepare a deed to the subject real estate. The deed shall state 678
the consideration and shall be executed by the Governor in the 679
name of the state, countersigned by the Secretary of State, 680
sealed with the Great Seal of the State, presented in the Office 681
of the Auditor of State for recording, and delivered to the 682
grantee. The grantee shall present the deed for recording in the 683
office of the Athens County Recorder. 684

(G) This section expires three years after its effective 685
date. 686

Section 4. (A) The Governor may execute a deed in the name 687
of the state conveying to a grantee, and to the grantee's heirs 688
and assigns or successors and assigns, all of the state's right, 689
title, and interest in the following described real estate: 690

The following described real estate situated in the City 691
of Athens, County of Athens, State of Ohio and being more 692
particularly described as follows: 693

Being part of Section 4, Township 9 North, Range 14 West 694
and Section 34, Township 5 North, Range 13 West being the 695
remainder of the Ohio University parcels as recorded in deed 696
volume 223 at page 42, deed volume 181 at page 116, deed volume 697
223 at page 40 (First Tract), deed volume 253 at page 37 (First 698
and Second Tract) and deed volume 253 at page 33, further being 699
a part of Ohio University parcels as recorded in volume 181 at 700
page 115, official record 109 at page 215 and official record 701
337 at page 109 and beginning at a 5/8" rebar with 702
identification cap set marking a point in the south right of way 703
line of East State Street as surveyed by URS Greiner Woodward 704
Clyde company and on file in the City of Athens Engineers office 705
and the line common to the said section 4 and section 34, said 706
point bearing SOUTH S 03°34'59" WEST, 2052.43 feet from a point 707

marking the northwest corner of said section 34; 708

thence with the south right of way line of said East State 709
Street the following courses and distance: 710

SOUTH 83°57'34" EAST, 1403.48 feet to a 5/8" rebar with 711
identification cap set (PS 6067) marking the beginning point of 712
a tangential curve concave to the south having a radius of 713
11,419.68 feet, 714

thence southeast 877.77 feet along said curve through a 715
central angle of 4°24'14", (whose chord bears, SOUTH 81°45'25" 716
EAST, 877.55 feet) to a 1" iron pipe found with identification 717
cap (EMHT); 718

thence SOUTH 10°26'46" WEST, 1.50 feet to a 1" iron pipe 719
found with identification cap (EMHT) and the beginning of a non- 720
tangential curve concave to the south having a radius of 721
11400.25 feet, 722

thence southeast 442.54 feet along said curve through a 723
central angle of 2°13'27", (whose chord bears SOUTH 78°26'38" 724
EAST, 442.51 feet) to an iron pin found marking a point in the 725
westerly line of Cartee Land Development, Inc. as recorded in 726
official record 323 at page 1932; 727

thence leaving the said south right of way line of East 728
State Street and with the west line of said Cartee Land 729
Development, Inc., SOUTH 04°27'09" WEST, passing the northwest 730
corner of Cartee Land Development, Inc. parcel as recorded in 731
official record 336 at page 1250 a distance of 345.39 feet for a 732
total distance of 435.44 feet to a 1" iron pipe found with 733
identification cap (EMHT) marking a point (at right angle) 10 734
feet north of the center line of the former CSX railroad; 735

thence leaving the west line of said Cartee Land 736

Development, Inc. and with a line parallel and 10 feet (at right angle) north of the said center line of the CSX Railroad and through Ohio University parcel as recorded in official record 337 at page 109, NORTH 87°11'05" WEST, passing a 1" iron pipe found with identification cap (EMHT) at 302.37 feet in the east line of Ohio University parcel as recorded in official record 109 at page 215 and continuing through said Ohio University parcel a total distance of 3067.05 feet to a 5/8" rebar with identification cap set (PS 6067) marking a point 10 feet north (at right angle) from the said center line of the CSX railroad;

thence continuing with a line through the said Ohio University parcel, NORTH 06°04'28" EAST, passing an iron pin found marking a point in the north line of the said Ohio University parcel and in the south line of Ohio University parcel as recorded in deed volume 118 at page 115 at 90.15 feet and continuing through said Ohio University parcel a total distance of 676.03 feet to a 5/8" rebar with identification cap set (PS 6067) marking a point in the said south right of way of East State Street;

thence with the said south right of way of East State Street, NORTH 47°23'18" EAST, 12.72 feet to a 5/8" rebar with identification cap set (PS 6067);

thence continuing with the said south right of way of East State Street, SOUTH 83°57'34" EAST, 320.59 feet to the point of beginning. Containing 41.2611 acres.

Subject to all legal easements.

Bearings oriented to the Ohio State Plane (South Zone) NAD 83 as observed from a static GPS solution onsite and utilizing RTK GPS.

The foregoing description may be adjusted by the 766
Department of Administrative Services to accommodate any 767
corrections necessary to facilitate recordation of the deed. 768

The real estate shall be sold as an entire tract and not 769
in parcels. 770

(B) (1) The conveyance includes improvements and chattels 771
situated on the real estate, and is subject to all leases, 772
easements, covenants, conditions, and restrictions of record; 773
all legal highways and public rights-of-way; zoning, building, 774
and other laws, ordinances, restrictions, and regulations; and 775
real estate taxes and assessments not yet due and payable. The 776
real estate shall be conveyed in an "as-is, where-is, with all 777
faults" condition. 778

(2) The deed may contain restrictions, exceptions, 779
reservations, reversionary interests, and other terms and 780
conditions the Director of Administrative Services determines to 781
be in the best interest of the state. 782

(3) Subsequent to the conveyance, any restrictions, 783
exceptions, reservations, reversionary interests, or other terms 784
and conditions contained in the deed may be released by the 785
state or Ohio University without the necessity of further 786
legislation. 787

(C) The Director of Administrative Services shall conduct 788
a sale of the real estate by sealed bid auction or public 789
auction, and the real estate shall be sold to the highest bidder 790
at a price acceptable to the Director and Ohio University. The 791
Director shall advertise the sealed bid auction or public 792
auction by publication in a newspaper of general circulation in 793
Athens County, once a week for three consecutive weeks before 794

the date on which the sealed bids are to be opened. The Director 795
shall notify the successful bidder in writing. The Director may 796
reject any or all bids. 797

The purchaser shall pay a deposit of ten per cent of the 798
purchase price to the Director of Administrative Services not 799
later than five business days after receiving a notice that the 800
purchaser's bid has been accepted, and shall enter into a real 801
estate purchase agreement in the form prescribed by the 802
Department of Administrative Services. The purchaser shall pay 803
the balance of the purchase price at closing, which shall occur 804
not later than sixty days after execution of the purchase 805
agreement. Payment shall be made in cash or certified check made 806
payable to the Treasurer of State. A purchaser who does not 807
satisfy the conditions of the sale as prescribed in this section 808
or the terms and conditions of the purchase agreement shall 809
forfeit as liquidated damages the ten per cent deposit paid to 810
the state. If a purchaser fails to complete the purchase, the 811
Director may accept the next highest bid, subject to the 812
foregoing conditions. If the Director rejects all bids, the 813
Director may repeat the sealed bid auction or public auction, or 814
may use an alternative sale process that is acceptable to Ohio 815
University. 816

Ohio University shall pay advertising and other costs 817
incident to the sale of the real estate. 818

(D) The grantee shall pay all costs associated with the 819
purchase, closing, and conveyance of the subject real property, 820
including surveys, title evidence, title insurance, transfer 821
costs and fees, recording costs and fees, taxes, and any other 822
fees, assessments, and costs that may be imposed. 823

(E) The net proceeds of the sale of the real estate shall 824

be paid to Ohio University and deposited into the appropriate university accounts for the benefit of Ohio University.

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

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

Section 5. (A) The Governor may execute a deed in the name of the state conveying to a grantee and to the grantee's heirs and assigns or successors and assigns, all of the state's right, title, and interest in the following described real estate:

Situated in the State of Ohio, County of Franklin, Montgomery Township, City of Columbus and being part of Lots 111, 112, and 113 of the Inlots to City of Columbus as platted and delineated in Plat Book 14, Page 27 and as recorded in Deed Book "F", Page 332 and being part of Vacated Ordinances 331-31 (Sept. 14, 1931) and 548-30 (Oct. 27, 1930). Said Inlots to City of Columbus being further described by the following Deed Books, Pages: 946-652 and 910-427. Said plat and deed references are on file at the Recorder's Office, Franklin County, Ohio. Said Tract 2, further shown, delineated and being more particularly described as follows:

Commencing at a drill hole set being one foot east and one

foot south of a northeasterly existing planter corner and being 854
North 08 degrees 09 minutes 46 seconds West a distance of 829.79 855
feet from a drill hole set that is one foot east and one foot 856
north of a southeasterly existing planter corner, said drill 857
hole set also being North 55 degrees 36 minutes 08 seconds West, 858
as distance of 110.95 feet from a drill hole found; 859

Thence South 08 degrees 09 minutes 46 seconds West, a 860
distance of 829.79 feet to a drill hole set that is one foot 861
east and one foot north of a southeasterly existing planter 862
corner; 863

Thence South 36 degrees 50 minutes 14 seconds West, a 864
distance of 1.41 feet to a southeasterly existing planter 865
corner, said point also being on the westerly existing right of 866
way line of Front Street (82.50 feet in width) and the True 867
Point of Beginning of the parcel herein described; 868

Thence South 08 degrees 09 minutes 46 seconds East, with 869
the westerly existing right of way line of said Front Street, 870
for a distance of 161.79 feet to a point on the northerly 871
existing right of way line of Town Street (82.50 feet in width); 872

Thence South 81 degrees 50 minutes 31 seconds West, with 873
the northerly existing right of way line of said Town Street, 874
for a distance of 265.78 feet to a point on the easterly 875
existing right of way line of Civic Center Drive (80.00 feet in 876
width); 877

Thence with the easterly existing right of way line of 878
said Civic Center Drive, with a curve to the left having a 879
radius of 1,262.44 feet, an arc length of 364.57 feet and a 880
delta of 16 degrees 32 minutes 46 seconds, said curve having a 881
chord bearing of North 10 degrees 33 minutes 40 seconds East and 882

a chord length of 363.31 feet to a point; 883

Thence leaving the said easterly existing right of way 884
line of Civic Center Drive and with the face of an existing 885
retaining wall (+/- one foot) for the following six (6) courses: 886

1.) Thence South 77 degrees 28 minutes 21 seconds East for 887
a distance of 14.08 feet to a point; 888

2.) Thence with a curve to the right having a radius of 889
58.00 feet, an arc length of 70.29 feet and a delta of 69 890
degrees 25 minutes 59 seconds, said curve having a chord bearing 891
of South 42 degrees 45 minutes 21 seconds East and a chord 892
length of 66.06 feet to a point; 893

3.) Thence South 08 degrees 02 minutes 22 seconds East for 894
a distance of 49.81 feet to a point; 895

4.) Thence with a curve to the left having a radius of 896
14.00 feet, an arc length of 22.06 feet and a delta of 90 897
degrees 17 minutes 22 seconds, said curve having a chord bearing 898
of South 53 degrees 11 minutes 03 seconds East and a chord 899
length of 19.85 feet to a point; 900

5.) Thence South 08 degrees 09 minutes 46 seconds East for 901
a distance of 47.47 feet to a point; 902

6.) Thence North 81 degrees 50 minutes 14 seconds East for 903
a distance of 2.83 feet to a point; 904

Thence South 08 degrees 09 minutes 46 seconds East, with 905
the face of an existing building, for a distance of 4.44 feet to 906
a point; 907

Thence North 81 degrees 53 minutes 15 seconds East, with 908
the face of an existing building, for a distance of 24.65 feet 909
to a point; 910

Thence North 05 degrees 22 minutes 21 seconds West, with 911
the top step, for a distance of 0.53 feet to a point; 912

Thence North 81 degrees 57 minutes 20 seconds East, with 913
the top step, for a distance of 44.42 feet to a point; 914

Thence South 08 degrees 09 minutes 46 seconds East, with a 915
planter, for a distance of 7.62 feet to a point; 916

Thence North 81 degrees 50 minutes 31 seconds East, with a 917
planter, for a distance of 12.61 feet to the True Point of 918
Beginning. 919

Containing 1.168 acres, more or less, all of which is out 920
of Auditor's Parcel Number 010-002659-00, Franklin County, Ohio. 921

Subject to all applicable easements, conditions, 922
restrictions and rights-of-way of record. 923

Bearings are based on the Ohio State Plane Coordinate 924
System, Ohio South Zone, NAD 83 (1986 adjustment) and on the 925
easterly existing right of way line of Front Street, being North 926
08 degrees 09 minutes 46 seconds West. 927

This description is based upon a field survey performed by 928
Columbus Engineering Consultants, Inc. in October 2003 and is 929
based upon recorded deed descriptions, Inlots to City of 930
Columbus (Plat Book 14, Page 27) plat, and on 60 scale plots 931
pages I-3 and I-6, (on file at the City of Columbus Engineers 932
Office). This description was prepared under the direct 933
supervision of Steven L. Lamphear, Professional Registered 934
Surveyor Number 7876. 935

The foregoing description may be adjusted by the 936
Department of Administrative Services to accommodate any 937
corrections necessary to facilitate recordation of the deed. 938

The real estate shall be sold as an entire tract and not 939
in parcels. 940

(B) (1) The conveyance shall include improvements and 941
chattels situated on the real estate, and is subject to all 942
leases, easements, covenants, conditions, and restrictions of 943
record; all legal highways and public rights-of-way; zoning, 944
building, and other laws, ordinances, restrictions, and 945
regulations; and real estate taxes and assessments not yet due 946
and payable. The real estate shall be conveyed in an "as-is, 947
where-is, with all faults" condition. 948

(2) The deed may contain restrictions, exceptions, 949
reservations, reversionary interests, and other terms and 950
conditions the Director of Administrative Services determines to 951
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 Job and Family Services without the 956
necessity of further legislation. 957

(4) The deed may contain restrictions prohibiting the 958
grantee or grantees from occupying, using, or developing, or 959
from selling, the real estate such that the use or alienation 960
will interfere with the quiet enjoyment of neighboring state- 961
owned land. 962

(C) (1) The Director of Administrative Services is 963
authorized to offer for sale the real estate through either a 964
negotiated purchase agreement, or a sealed bid auction or public 965
auction, as described in division (C) (2) or (3) of this section. 966
The method of sale and disposition of the real estate shall be 967

determined by the Director of Administrative Services and the 968
Director of Job and Family Services. 969

(2) Consideration for the conveyance of the real estate 970
shall be at a price acceptable to the Director of Administrative 971
Services and the Director of Job and Family Services. The price 972
shall be paid at closing. 973

(3) The Director of Administrative Services may conduct a 974
sale of the real estate by sealed bid auction or public auction, 975
and the real estate shall be sold to the highest bidder at a 976
price acceptable to the Director of Administrative Services and 977
the Director of Job and Family Services. The Director of 978
Administrative Services shall advertise the sealed bid auction 979
or public auction by publication in a newspaper of general 980
circulation in Franklin County, once a week for three 981
consecutive weeks before the date on which the sealed bids are 982
to be opened. The Director of Administrative Services shall 983
notify the successful bidder in writing. The Director of 984
Administrative Services may reject any or all bids. 985

The purchaser shall pay a deposit of ten per cent of the 986
purchase price to the Director of Administrative Services not 987
later than five business days after receiving a notice that the 988
purchaser's bid has been accepted, and shall enter into a real 989
estate purchase agreement in the form prescribed by the 990
Department of Administrative Services. The purchaser shall pay 991
the balance of the purchase price at closing, which shall occur 992
not later than sixty days after execution of the purchase 993
agreement. Payment shall be made in cash or by certified check 994
made payable to the Treasurer of State. A purchaser who does not 995
satisfy the conditions of the sale as prescribed in this section 996
or the terms and conditions of the purchase agreement shall 997

forfeit as liquidated damages the ten per cent deposit paid to 998
the state. If a purchaser fails to complete the purchase, the 999
Director may accept the next highest bid, subject to the 1000
foregoing conditions. If the Director rejects all bids, the 1001
Director may repeat the sealed bid auction or public auction, or 1002
may use the sale process described in division (C) (2) of this 1003
section. 1004

The Department of Job and Family Services shall pay 1005
advertising and other costs incident to the sale of the real 1006
estate. 1007

(D) The purchaser shall pay all costs associated with the 1008
purchase, closing, and conveyance of the subject real property, 1009
including surveys, title evidence, title insurance, transfer 1010
costs and fees, recording costs and fees, taxes, and any other 1011
fees, assessments, and costs that may be imposed. 1012

(E) The net proceeds of the sale shall be deposited into 1013
the state treasury to the credit of the Unemployment 1014
Compensation Fund, Special Administrative Fund, under section 1015
4141.47 of the Revised Code. 1016

(F) Upon payment of the purchase price, the Auditor of 1017
State, with the assistance of the Attorney General, shall 1018
prepare a deed to the subject real estate. The deed shall state 1019
the consideration and shall be executed by the Governor in the 1020
name of the state, countersigned by the Secretary of State, 1021
sealed with the Great Seal of the State, presented in the Office 1022
of the Auditor of State for recording, and delivered to the 1023
grantee. The grantee shall present the deed for recording in the 1024
office of the Franklin County Recorder. 1025

(G) This section expires three years after its effective 1026

date. 1027

Section 6. (A) The Governor may execute a deed in the name 1028
of the state conveying to a grantee, and to the grantee's heirs 1029
and assigns or successors and assigns all of the state's right, 1030
title, and interest in the following described real estate: 1031

Situate in the State of Ohio, Athens County, Farm Lot No. 1032
27, Auditors Section 4, T9N R14W, Ohio Company Purchase and 1033
being part of the same parcel conveyed to the Ohio University as 1034
described in Deed Book 229, Page 319, and Lessee: Putnam Square 1035
INC., in the Athens County Recorder's Office recorded in 1036
Official Record 228, Page 884, being more particularly described 1037
as follows: 1038

Commencing at the northwest corner of Farm Lot No. 27, 1039
thence S 02° 29' 23" W 3207.33 feet to the southwest corner of 1040
subject 4.498 acre parcel and referencing an iron pin found cap 1041
stamped "SWOYER" at S 03° 02' 36" W 50.00 feet, said point being 1042
the Point of Beginning for the parcel herein described; 1043

Thence from the Point of Beginning along the east right of 1044
way of Home Street N 03° 02' 35" E 308.61 feet to an iron pin 1045
set at the southwest corner of a 3.259 acre lease parcel 1046
conveyed to Athens Investors INC., in Official Record 406, Page 1047
1110 (reference and iron pin found S 63° 43' 09" W 0.37 feet); 1048

Thence N 89° 23' 27" E 532.99 feet along the south line of 1049
said 3.259 acre lease parcel conveyed to Athens Investors INC., 1050
in Official Record 406, Page 1110 to iron pin cap set at the 1051
southeast corner of said 3.259 acre parcel conveyed to Athens 1052
Investors INC., in Official Record 406, Page 1110 said point 1053
also being on the west right of way limits of US 33; 1054

Thence S 00° 03' 14" E 395.25 feet along the west right of 1055

way of US 33 to an iron pin cap set at the northeast corner of 1056
lessee parcel of Nelsonville Public Library, in Official Record 1057
129, Page 854, (passing the north line of a 0.6335 acre 1058
Ingress/Egress easement, in Official Record 129, Page 01, at 1059
345.33 feet); 1060

Thence N 86° 44' 18" W 382.52 feet along the north line 1061
of lease parcel Nelsonville Public Library, in Official Record 1062
129, Page 854, to an iron pin found cap stamped "CANTER 7226" at 1063
a southerly corner of subject 4.498 acre parcel; 1064

Thence leaving said north line of Nelsonville Public 1065
Library lease parcel N 03° 02' 35" E 50.00 feet along a westerly 1066
line of subject 4.498 acre lease parcel, to an iron pin set on a 1067
southern line of subject 4.498 acre lease parcel; 1068

Thence N 86° 44' 17" W 170.74 feet along a southerly line 1069
of subject 4.498 acre lease parcel to the Point Of Beginning. 1070

The above described contains 4.498 acres more or less and 1071
is contained in Auditors Parcel A027380002202, which presently 1072
shows 4.50 acres. 1073

Subject to all legal easements and rights of way. 1074
Including an easement of Ingress and Egress to Nelsonville 1075
Public Library ending May 31, 2017 as described in O.R. 129, Pg. 1076
01 1077

All pins set are 3/4" x 30" rebar with aluminum cap 1078
stamped "Canter 7226". 1079

All bearings, coordinates and distances are expressed as 1080
NAD 83(2011), Ohio State Plane South Zone Grid. 1081

This description was prepared under the direction and 1082
supervision of Robert C. Canter, Registered Surveyor No. 7226 1083

and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed February 2015.

The foregoing description may be adjusted by the Department of Administrative Services to accommodate any corrections necessary to facilitate recordation of the deed.

The real estate shall be sold as an entire tract and not in parcels.

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

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

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

(C) The Director of Administrative Services shall conduct a sale of the real estate by sealed bid auction or public auction, and the real estate shall be sold to the highest bidder at a price acceptable to the Director of Administrative Services and Ohio University. The Director shall advertise the sealed bid

1113 auction or public auction by publication in a newspaper of
1114 general circulation in Athens County, once a week for three
1115 consecutive weeks before the date on which the sealed bids are
1116 to be opened. The Director shall notify the successful bidder in
1117 writing. The Director may reject any or all bids.

1118 The purchaser shall pay a deposit of ten per cent of the
1119 purchase price to the Director of Administrative Services not
1120 later than five business days after receiving a notice that the
1121 purchaser's bid has been accepted, and shall enter into a real
1122 estate purchase agreement in the form prescribed by the
1123 Department of Administrative Services. The purchaser shall pay
1124 the balance of the purchase price at closing, which shall occur
1125 not later than sixty days after execution of the purchase
1126 agreement. Payment shall be made in cash or by certified check
1127 made payable to the Treasurer of State. A purchaser who does not
1128 satisfy the conditions of the sale as prescribed in this section
1129 or the terms and conditions of the purchase agreement shall
1130 forfeit as liquidated damages the ten per cent deposit paid to
1131 the state. If a purchaser fails to complete the purchase, the
1132 Director may accept the next highest bid, subject to the
1133 foregoing conditions. If the Director rejects all bids, the
1134 Director may repeat the sealed bid auction or public auction, or
1135 may use an alternative sale process that is acceptable to Ohio
1136 University.

1137 Ohio University shall pay advertising and other costs
1138 incident to the sale of the real estate.

1139 (D) The grantee shall pay all costs associated with the
1140 purchase, closing, and conveyance of the subject real property,
1141 including surveys, title evidence, title insurance, transfer
1142 costs and fees, recording costs and fees, taxes, and any other

fees, assessments, and costs that may be imposed. 1143

(E) The net proceeds of the sale of the real estate shall 1144
be paid to Ohio University and deposited into the appropriate 1145
university accounts for the benefit of Ohio University. 1146

(F) Upon payment of the purchase price, the Auditor of 1147
State, with the assistance of the Attorney General, shall 1148
prepare a deed to the subject real estate. The deed shall state 1149
the consideration and shall be executed by the Governor in the 1150
name of the state, countersigned by the Secretary of State, 1151
sealed with the Great Seal of the State, presented in the Office 1152
of the Auditor of State for recording, and delivered to the 1153
grantee. The grantee shall present the deed for recording in the 1154
office of the Athens County Recorder. 1155

(G) This section expires three years after its effective 1156
date. 1157

Section 7. (A) The Governor may execute a deed in the name 1158
of the state conveying to the Board of County Commissioners of 1159
Ottawa County, Ohio, and its successors and assigns, all of the 1160
state's right, title, and interest in the following described 1161
real estate: 1162

Known as and being a strip of land lying in the Southeast 1163
Quarter of Section 28, T7N R16E, Erie Township, Ottawa County 1164
Ohio, said strip of land being 35.00 feet in width and lying 1165
easterly of and adjacent to the west line of the east half of 1166
the Southeast Quarter and being more particularly described as 1167
follows: 1168

Beginning at a found 3/4" diameter iron pin marking the 1169
Northwest Corner of the east half of the Southeast Quarter of 1170
said Section 28; 1171

Thence South 89° 29' 30" East, in the north line of the Southeast Quarter of said Section 28, 35.00 feet to a point;

Thence South 01° 31' 59" West, on a line parallel to and 35.00' distant from the west line of the east half of the Southeast Quarter of said Section 28, said line becomes the west line of a parcel of land now or formerly owned by Jerome E. & Judith Oleska, as evidenced in Volume 972 Pages 61 & 66, Ottawa County Official Records, which then becomes the west line of a parcel of land now or formerly owned by Arlene S. Bohling, Trustee, as evidenced in Volume 1293 Page 830, Ottawa County Official Records, 2,243.84 feet to a point on the north line of a parcel of land now or formerly owned by the State of Ohio, as evidenced in Volume 87 Page 365, Ottawa County Deed Records;

Thence North 89° 31' 56" West, in the north line of said State of Ohio parcel, 35.00 feet to a point marking the intersection of the north line of said State of Ohio parcel with the west line of the east half of the Southeast Quarter of said Section 28;

Thence North 01° 31' 59" East, in the west line of the east half of the Southeast Quarter of said Section 28, said line lying within the right-of-way of Camp Perry East Road, C.R. #171, (60 foot right-of-way), 2,243.87 feet to the point and place of beginning.

The above described parcel contains 1.803 acres of land of which 1.082 acres of land lie within the existing right-of-way limits of Camp Perry East Road, C.R. #171, (net area of 0.721 acres) and is subject to all legal rights-of-way and easements of record.

The above legal description was prepared by the office of

the Ottawa County Engineer in April 2014, by Michael J. Wittman, 1201
Ohio Registered Professional Surveyor #7828 and is based upon a 1202
combination of survey data collected in November 2013 and other 1203
pertinent data of record in Ottawa County, Ohio. This 1204
description is also based on the assumption that the west line 1205
of the east half of the Southeast Quarter of Section 28, T7N 1206
R16E, Erie Township, Ottawa County, Ohio, bears North 01° 31' 1207
59" East. 1208

Prior Deed Record: Volume 87 Page 365, Ottawa County Deed 1209
Records 1210

The foregoing description may be adjusted by the 1211
Department of Administrative Services to accommodate any 1212
corrections necessary to facilitate recordation of the deed. 1213

The real estate shall be sold as an entire tract and not 1214
in parcels. 1215

(B) (1) The conveyance includes improvements and chattels 1216
situated on the real estate, and is subject to all easements, 1217
covenants, conditions, and restrictions of record; all legal 1218
highways and public rights-of-way; zoning, building, and other 1219
laws, ordinances, restrictions, and regulations; and real estate 1220
taxes and assessments not yet due and payable. The real estate 1221
shall be conveyed in "as-is, where-is, with all faults" 1222
condition. 1223

(2) The deed may contain restrictions, exceptions, 1224
reservations, reversionary interests, and other terms and 1225
conditions the Director of Administrative Services determines to 1226
be in the best interest of the state. 1227

(3) Subsequent to the conveyance, any restrictions, 1228
exceptions, reservations, reversionary interests, or other terms 1229

and conditions contained in the deed may be released by the 1230
state or the Ohio Adjutant General's Department without the 1231
necessity of further legislation. 1232

(C) Consideration for the conveyance of the real estate is 1233
\$1.00 under a real estate purchase contract executed by the 1234
Board of County Commissioners of Ottawa County, Ohio, and the 1235
Director of Administrative Services. 1236

(D) The grantee shall pay all costs associated with the 1237
purchase, closing, and conveyance, including surveys, title 1238
evidence, title insurance, transfer costs and fees, recording 1239
costs and fees, taxes, and any other fees, assessments, and 1240
costs that may be imposed. 1241

(E) The net proceeds of the sale shall be deposited into 1242
the state treasury to the credit of the Armory Improvements Fund 1243
under section 5911.10 of the Revised Code. 1244

(F) Upon notice from the Director of Administrative 1245
Services, the Auditor of State, with the assistance of the 1246
Attorney General, shall prepare a deed to the subject real 1247
estate. The deed shall state the consideration and shall be 1248
executed by the Governor in the name of the state, countersigned 1249
by the Secretary of State, sealed with the Great Seal of the 1250
State, presented in the Office of the Auditor of State for 1251
recording, and delivered to the grantee. The grantee shall 1252
present the deed for recording in the office of the Ottawa 1253
County Recorder. 1254

(G) This section expires three years after its effective 1255
date. 1256

Section 8. (A) The Governor may execute a deed in the name 1257
of the state conveying to the City of Columbus, Ohio, and its 1258

successors and assigns, all of the state's right, title, and 1259
interest in the following described real estate: 1260

Situated in the state of Ohio, County of Franklin, City of 1261
Columbus and being bounded and described as follows: 1262

Being all of Inlots 139, 140 and 141 of the City of 1263
Columbus, as the same are numbered and delineated upon the 1264
recorded plat thereof, of record in Deed Book "F", Page 332, in 1265
the Recorder's Office, Franklin County, Ohio. 1266

Franklin County Auditor's Parcel Numbers: 010-037037, 010- 1267
037038, 010-057660 & 010-013089 1268

The foregoing description may be adjusted by the 1269
Department of Administrative Services to accommodate any 1270
corrections necessary to facilitate recordation of the deed. 1271

The real estate shall be sold as an entire tract and not 1272
in parcels. 1273

(B) (1) The conveyance shall include improvements and 1274
chattels situated on the real estate, and is subject to all 1275
easements, covenants, conditions, and restrictions of record; 1276
all legal highways and public rights-of-way; zoning, building, 1277
and other laws, ordinances, restrictions, and regulations; and 1278
real estate taxes and assessments not yet due and payable. The 1279
real estate shall be conveyed in "as-is, where-is, with all 1280
faults" condition. 1281

(2) The deed may contain restrictions, exceptions, 1282
reservations, reversionary interests, and other terms and 1283
conditions the Director of Administrative Services determines to 1284
be in the best interest of the state. 1285

(3) Subsequent to the conveyance, any restrictions, 1286

exceptions, reservations, reversionary interests, or other terms 1287
and conditions contained in the deed may be released by the 1288
state or the Bureau of Workers' Compensation without the 1289
necessity of further legislation. 1290

(C) Consideration for the conveyance of the subject real 1291
estate is in-kind benefit of one hundred thirty exclusive 1292
parking spaces within a parking garage to be constructed by the 1293
grantee on the site being conveyed, and further described in the 1294
real estate purchase contract executed between the Director of 1295
the Department of Administrative Services and the grantee. 1296

(D) The grantee shall pay all costs associated with the 1297
purchase, closing, and conveyance, including closing costs, 1298
surveys, title evidence, title insurance, transfer costs and 1299
fees, recording costs and fees, taxes, and any other fees, 1300
assessments, and costs that may be imposed on this conveyance. 1301

(E) Not later than sixty days after the effective date of 1302
this section, the Auditor of State, with the assistance of the 1303
Attorney General, shall prepare a deed to the real estate 1304
described in division (A) of this section. The deed shall state 1305
the consideration and shall be executed by the Governor in the 1306
name of the state, countersigned by the Secretary of State, 1307
sealed with the Great Seal of the State, presented in the Office 1308
of the Auditor of State for recording, and delivered to the 1309
grantee. The grantee shall present the deed for recording in the 1310
office of the Franklin County Recorder. 1311

(F) This section expires three years after its effective 1312
date. 1313

Section 9. (A) The Governor may execute a deed in the name 1314
of the state conveying to the City of Massillon, Ohio, and to 1315

its successors and assigns, all of the state's right, title, and 1316
interest in the following described real estate: 1317

Description of a 0.809 Acre Tract 1318

Situated in the City of Massillon, Township of Perry, 1319
County of Stark, State of Ohio and known as being part of the 1320
Northeast and Southeast Quarter of Section 20, (T-10, R-9). Also 1321
being part of Out Lot 710 (parcel 681115) as conveyed to Ohio 1322
State by deed recorded in Volume 403, Page 367, and part of Out 1323
Lot 560 (parcel 681113) as conveyed to the State of Ohio by deed 1324
recorded in Volume 293, Page 81, of the Stark County Records, 1325
and further described as follows: 1326

Beginning at an Standard Stark County Monument (PER 096) 1327
at the southeast corner of said Northeast Quarter; thence N 1328
01°37'35" E along said quarter section line, a distance of 1329
200.00 feet to an iron pin found, and being the southeast corner 1330
of Out Lot 550 and being a parcel conveyed to Massillon Cemetery 1331
Association by Deed Volume 4216, Page 477 of the Stark County 1332
Records; thence N 87°50'09" W, along the southerly line of Out 1333
Lot 550, and said Massillon Cemetery tract, a distance of 1334
1150.22 feet to an iron pin set and further known as being the 1335
True place of beginning of the of the tract herein described; 1336
thence continuing the following courses; 1337

1) Thence S 01°43'23" W, a distance of 69.89 feet to an 1338
iron pin set; 1339

2) Thence S 01°43'23" W, a distance of 278.59 feet to an 1340
iron pin set; 1341

3) Thence S 87°47'50" W, a distance of 100.23 feet to an 1342
Railroad Spike found, also being the northeast corner of a 1343
parcel conveyed to RDJK Holdings, LLC by Instrument No. 1344

201210180047908 of the Stark County Records, and also being on 1345
the southerly line of Vista Avenue SE (72 foot width); 1346

4) Thence N 01°43'23" E along the easterly line of a 1347
parcel conveyed to PCS Development, LTD. by Instrument No. 1348
200708300047885 of the Stark County Records, a distance of 1349
356.12 feet passing over an iron pin found at a distance of 1350
72.17 feet also being on the north right of way line of said 1351
Vista Avenue to an iron pin set being on the southerly line of 1352
Out Lot 550, and said Massillon Cemetery Association tract; 1353

5) Thence S 87°50'09" E, along the southerly line of Out 1354
Lot 550, and said Massillon Cemetery Association tract, a 1355
distance of 100.00 feet to an iron pin set to the True Point of 1356
beginning. 1357

The above described tract contains 0.809 acres from with 1358
which 0.648 acres is from part of Out Lot 560 (parcel no. 1359
681113), and 0.161 acres is from part of Out Lot 710 (parcel no. 1360
681115) as surveyed by CIVPRO Engineering, LLC under the 1361
supervision of Keith A. Dylewski, Ohio Professional Surveyor 1362
#8488 in December, 2014. All rebar set are 5/8" diameter with 1363
caps inscribed "CIVPRO PS 8488". 1364

The basis of bearings is Ohio State Plane Coordinate 1365
System, North Zone (3401) NAD 83 (1986). The Stark County 1366
Geodetic Reference System (SCGRS) used as reference stations to 1367
establish the datum are designated as PER 096 and being the 1368
westerly line of Section 21. 1369

Subject to any and all easements, reservations, 1370
restrictions, and conveyances of record. 1371

The foregoing description may be adjusted by the 1372
Department of Administrative Services to accommodate any 1373

corrections necessary to facilitate recordation of the deed. 1374

The real estate shall be sold as an entire tract and not 1375
in parcels. 1376

(B) (1) The conveyance shall include improvements and 1377
chattels situated on the real estate, and is subject to all 1378
easements, covenants, conditions, and restrictions of record; 1379
all legal highways and public rights-of-way; zoning, building, 1380
and other laws, ordinances, restrictions, and regulations; and 1381
real estate taxes and assessments not yet due and payable. The 1382
real estate shall be conveyed in an "as-is, where-is, with all 1383
faults" condition. 1384

(2) The deed may contain restrictions, exceptions, 1385
reservations, reversionary interests, and other terms and 1386
conditions the Director of Administrative Services determines to 1387
be in the best interest of the state. 1388

(3) Subsequent to the conveyance, any restrictions, 1389
exceptions, reservations, reversionary interests, or other terms 1390
and conditions contained in the deed may be released by the 1391
state or the Department of Mental Health and Addiction Services 1392
without the necessity of further legislation. 1393

(C) Consideration for conveyance of the real estate shall 1394
be at a price acceptable to the Director of Administrative 1395
Services and the Director of Mental Health and Addiction 1396
Services, and pursuant to a real estate purchase agreement as 1397
prepared by the Department of Administrative Services. 1398

(D) The grantee shall pay all costs associated with the 1399
purchase, closing, and conveyance of the subject real property, 1400
including the appraisal, surveys, title evidence, title 1401
insurance, transfer costs and fees, recording costs and fees, 1402

taxes, and any other fees, assessments, and costs that may be 1403
imposed. 1404

(E) The net proceeds of the sale shall be deposited into 1405
the state treasury to the credit of the Department of Mental 1406
Health and Addiction Services Trust Fund under section 5119.46 1407
of the Revised Code. 1408

(F) Upon payment of the purchase price, the Auditor of 1409
State, with the assistance of the Attorney General, shall 1410
prepare a deed to the subject real estate. The deed shall state 1411
the consideration and shall be executed by the Governor in the 1412
name of the state, countersigned by the Secretary of State, 1413
sealed with the Great Seal of the State, presented in the Office 1414
of the Auditor of State for recording, and delivered to the 1415
grantee. The grantee shall present the deed for recording in the 1416
office of the Stark County Recorder. 1417

(G) Prior to the closing and sale of the subject real 1418
estate, the grantee's possession and use of the real estate 1419
shall be governed by an interim lease between the Department of 1420
Administrative Services and the grantee. 1421

(H) This section expires three years after its effective 1422
date. 1423

Section 10. (A) The Governor may execute a deed in the 1424
name of the state conveying to the City of Dublin, Ohio, and to 1425
its successors and assigns, all of the state's right, title, and 1426
interest in the following described real estate: 1427

PARCEL 2-WD1 1428

Situated in the State of Ohio, County of Union, City of 1429
Dublin, Township of Washington (of Franklin County), Virginia 1430
Military Survey Number 6748, being a part of a 14.004 acre tract 1431

in the name of Ohio University, an Instrumentality of the State 1432
of Ohio (the grantor), as recorded in Official Record 973, Page 1433
13, all references being to those of record in the Recorder's 1434
Office, Union County, Ohio, and being more particular described 1435
as follows: 1436

Commencing, for reference, at a railroad spike (found) 1437
where the centerline of Eiterman Road intersects the 1438
Franklin/Union County Line; 1439

Thence, leaving said centerline along the Franklin/Union 1440
County Line, North 88 degrees 04 minutes 58 seconds West, a 1441
distance of 1506.25 feet to an iron pin (set), and being The 1442
Point of Beginning of the parcel herein described: 1443

Thence, continuing along the Franklin/Union County Line, 1444
North 88 degrees 04 minutes 58 seconds West, a distance of 1445
100.66 feet, to an iron pin (set) on the grantor's westerly 1446
property line and the easterly property line of a 4.563 acre 1447
tract in the name of Pewamo, Ltd., a Limited Liability Company, 1448
as recorded in Official Record 579, Page 727; 1449

Thence, leaving the Franklin/Union County Line, along said 1450
property line, North 04 degrees 37 minutes 50 seconds West, a 1451
distance of 373.81 feet, to a magnail (set) on the southerly 1452
existing right of way line of State Route 161, and the 1453
southwesterly corner of a 0.609 acre tract in the name of the 1454
City of Dublin, Ohio, an Ohio Municipal Corporation, as recorded 1455
in Official Record 769, Page 599; 1456

Thence, along said right of way line and the grantor's 1457
northerly property line, North 85 degrees 10 minutes 46 seconds 1458
East, a distance of 27.48 feet, to an iron pin (set); 1459

Thence, leaving said right of way line and said property 1460

line, through the grantor's tract, for the following four (4) 1461
calls: 1462

1. South 00 degrees 51 minutes 39 seconds West, a distance 1463
of 21.49 feet to an iron pin (set); 1464
2. South 30 degrees 58 minutes 08 seconds East, a distance 1465
of 60.45 feet, to an iron pin (set); 1466
3. Southeasterly, an arc distance of 211.46 feet, along 1467
the arc of a curve deflecting to the right, having a central 1468
angle of 26 degrees 20 minutes 18 seconds, a radius of 460.00 1469
feet, and a chord that bears South 17 degrees 47 minutes 59 1470
seconds East, a distance of 209.60 feet, to an iron pin (set); 1471
4. South 04 degrees 37 minutes 50 seconds East, a distance 1472
of 105.73 feet, to The Point of Beginning and containing 0.686 1473
acres, more or less 1474

The bearings in the above description are based on grid 1475
north, on the state plane coordinate system, NAD83, CORS96, Ohio 1476
South Zone, established by using the Ohio Department of 1477
Transportation's Virtual Reference System(VRS) of a global 1478
positioning system (GPS) survey. 1479

All iron pins set are 5/8"x30" rebar, capped with a yellow 1480
id stamped "Mullaney P.S. 7900". 1481

All references being to those of record in the Recorder's 1482
Office, Union County, Ohio. 1483

Subject to any and all easements, rights of way, 1484
conditions and restrictions of record, all legal highways, 1485
zoning ordinances, rules, and regulations. 1486

This description was prepared based on an actual field 1487
survey by GPD Group dba Glaus, Pyle, Schomer, Burns, & DeHaven, 1488

Inc. performed under the direct supervision of Steven L. 1489
Mullaney, Registered Surveyor #7900, in March, 2014. 1490

PARCEL 2-WD2 1491

Situated in the State of Ohio, County of Franklin, City of 1492
Dublin, Virginia Military Survey Number 6748, being a part of a 1493
32.172 acre tract in the name of Ohio University, an 1494
Instrumentality of the State of Ohio (the grantor), as recorded 1495
in Instrument Number 201207030095114, all references being to 1496
those of record in the Recorder's Office, Franklin County, Ohio, 1497
and being more particular described as follows: 1498

Commencing, for reference, at a railroad spike (found) 1499
where the centerline of Eiterman Road intersects the 1500
Franklin/Union County Line; 1501

Thence, leaving said centerline along the Franklin/Union 1502
County Line, North 88 degrees 04 minutes 58 seconds West, a 1503
distance of 1506.25 feet to an iron pin (set), and being The 1504
Point of Beginning of the parcel herein described: 1505

Thence, leaving the Franklin/Union County Line, through 1506
the grantor's tract, for the following four (4) calls: 1507

1. South 04 degrees 37 minutes 50 seconds East, distance 1508
of 313.92 feet to an iron pin (set); 1509
2. Southeasterly, an arc distance of 678.32 feet, along 1510
the arc of a curve deflecting to the left, having a central 1511
angle of 33 degrees 47 minutes 43 seconds, a radius of 1150.00 1512
feet, and a chord that bears South 21 degrees 31 minutes 41 1513
seconds East, a distance of 668.53 feet to an iron pin (set); 1514
3. South 51 degrees 34 minutes 27 seconds West, a distance 1515
of 100.00 feet to an iron pin (set); 1516

4. Northwesterly, an arc distance of 737.30 feet, along 1517
the arc of a curve deflecting to the right, having a central 1518
angle of 33 degrees 47 minutes 43 seconds, a radius of 1250.00 1519
feet, and a chord that bears North 21 degrees 31 minutes 41 1520
seconds West, a distance of 726.66 feet to an iron pin (set) on 1521
the grantor's westerly property line and the easterly property 1522
line of a 54.247 acre tract in the name of Pewamo, Ltd., a 1523
Limited Liability Company, as recorded in instrument Number 1524
20041020236071; 1525

Thence, along said property line, North 04 degrees 37 1526
minutes 50 seconds West, a distance of 325.40 feet to an iron 1527
pin (set) on the Franklin/Union County Line; 1528

Thence, leaving said property line along the 1529
Franklin/Union County Line, South 88 degrees 04 minutes 58 1530
seconds East, a distance of 100.66 feet, to The Point of 1531
Beginning and containing 2.359 acres, more or less. 1532

The bearings in the above description are based the 1533
bearing between Franklin County Monuments "WE130" & "FRANK72" 1534
being South 84 degrees 36 minutes 52 seconds East, as measured 1535
on the state plane coordinate system, NAD83, CORS96, Ohio South 1536
Zone, established by using the Ohio Department of 1537
Transportation's Virtual Reference System (VRS) of a global 1538
positioning system (GPS) survey. 1539

All iron pins set are 5/8"x30" rebar, capped with a yellow 1540
id stamped "Mullaney P.S. 7900". 1541

All references being to those of record in the Recorder's 1542
Office, Union County, Ohio. 1543

Subject to any and all easements, rights of way, 1544
conditions and restrictions of record, all legal highways, 1545

zoning ordinances, rules, and regulations. 1546

This description was prepared based on an actual field 1547
survey by GPD Group dba Glaus, Pyle, Schomer, Burns, & DeHaven, 1548
Inc. performed under the direct supervision of Steven L. 1549
Mullaney, Registered Surveyor #7900, in March, 2014. 1550

The foregoing legal description may be adjusted by the 1551
Department of Administrative Services to accommodate any 1552
corrections necessary to facilitate recordation of the deed. 1553

The real estate shall be sold as an entire tract and not 1554
in parcels. 1555

(B) (1) The conveyance shall include any improvements and 1556
chattels situated on the real estate, and is subject to all 1557
leases, easements, covenants, conditions, and restrictions of 1558
record; all legal highways and public rights-of-way; zoning, 1559
building, and other laws, ordinances, restrictions, and 1560
regulations; and real estate taxes and assessments not yet due 1561
and payable. The real estate shall be conveyed in an "as-is, 1562
where-is, with all faults" condition. 1563

(2) The deed may contain restrictions, exceptions, 1564
reservations, reversionary interests, and other terms and 1565
conditions the Director of Administrative Services determines to 1566
be in the best interest of the state. 1567

(3) Subsequent to the conveyance, any restrictions, 1568
exceptions, reservations, reversionary interests, or other terms 1569
and conditions contained in the deed may be released by the 1570
state or Ohio University without the necessity of further 1571
legislation. 1572

(C) Consideration for the conveyance of the subject real 1573
estate is \$1.00 under a real estate purchase agreement as 1574

prepared and approved by the Director of Administrative Services. 1575
1576

(D) The grantee shall pay all costs associated with the purchase, closing, and conveyance, including the cost of surveys, title examination, title insurance, transfer fees, and recording fees. 1577
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(E) The net proceeds of the sale shall be deposited into the state treasury to the credit of the General Revenue Fund under section 113.09 of the Revised Code. 1581
1582
1583

(F) Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the subject real estate. The deed shall state the consideration and shall be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the grantee. The grantee shall present the deed for recording in the offices of the Franklin and Union County Recorders. 1584
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(G) This section expires three years after its effective date. 1593
1594

Section 11. (A) The Governor may execute a deed in the name of the state ("grantor") conveying to the Board of Trustees of The Ohio State University, and to its successors and assigns ("grantee"), all of the state's right, title, and interest in the following described real estate: 1595
1596
1597
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1599

Situate in the State of Ohio, County of Franklin, City of Columbus lying in Quarter Township 4, Township 2 North, Range 19 West, United States Military District, being part of the 49.198 acre tract conveyed to The State of Ohio for the use and benefit 1600
1601
1602
1603

of The Ohio State University of record in Instrument Number 1604
200907280110625, (all records herein are from the Recorder's 1605
Office, Franklin County, Ohio) and being bounded and more 1606
particularly described as follows: 1607

Begin for reference at the intersection of the centerline 1608
of Federated Boulevard (100 feet in width) and the centerline of 1609
Dublin-Granville Road (State Route 161) (varies in width) of 1610
record in Plat Book 64, Pages 19 and 20; 1611

Thence the following two (2) courses and distances along 1612
the centerline of said Dublin-Granville Road; 1613

1. South $76^{\circ}02'22''$ East, a distance of 862.52 feet, to an 1614
angle point; 1615

2. South $79^{\circ}49'22''$ East, a distance of 195.69 feet, to a 1616
point being at northwesterly corner of an original 76.063 acre 1617
tract conveyed to The Board of Trustees of The Ohio State 1618
University by deed of record in Deed Book 2881, Page 455; 1619

Thence South $03^{\circ}44'43''$ West, a distance of 1832.48 feet, 1620
along the westerly line of said 76.063 acre tract, a line common 1621
to a 27.026 acre tract (Tract II) conveyed to the Board of 1622
Trustees of the Ohio State University by deed of record in 1623
Official Record 8726 B03 and said original 30.539 acre tract 1624
passing a 3/4 inch iron pipe found at 30.26 feet on the 1625
southerly right-of-way line of said Dublin-Granville Road, to a 1626
3/4 inch iron pipe found on the northwesterly line of said 1627
49.198 acre tract; 1628

Thence the following three (3) courses and distances along 1629
the said 49.198 acre tract: 1630

1. North $46^{\circ}40'09''$ East, a distance of 236.55 feet, along 1631
a westerly line of said 49.198 acre tract to a 3/4 inch iron 1632

pipe found; 1633

2. South 34°42'36" East, a distance of 188.90 feet, to a 1634
3/4 inch iron pipe found; 1635

3. North 04°04'31" East, a distance of 145.41 feet, to a 1636
3/4 inch iron pipe set at the Point of True Beginning for the 1637
herein described tract: 1638

Thence the following three (3) courses and distances 1639
continuing along the said 49.198 acre tract: 1640

1. North 04°04'31" East, a distance of 377.62 feet, to a 1641
3/4 inch iron pipe found; 1642

2. South 86°01'05" East, a distance of 1031.25 feet, to a 1643
3/4 inch iron pipe found; 1644

3. South 03°28'31" West, a distance of 381.99 feet, to a 1645
3/4 inch iron pipe set; 1646

Thence North 85°46'36" West, a distance of 1035.25 feet, 1647
across the said 49.198 acre tract to the Point of True 1648
Beginning, containing 9.009 acres more or less, which lies in 1649
Auditor's Tax Parcel 610-288199 and being subject to all 1650
easements, restrictions and rights-of-way of record. 1651

The bearings shown herein are based on the Grid Bearing of 1652
North 79°49'22" West for the centerline of Dublin-Granville 1653
Road, as established by a GPS network of field observations 1654
performed in August 2003, (State Plane Coordinate System, South 1655
Zone, 1986 adjustment, NAD 83). 1656

This description was based on an actual field survey 1657
performed in January 2011 under my direct supervision. 1658

All 3/4 inch iron pipes set are 30 inches in length, with 1659

a yellow cap bearing the name "STANTEC". Robert J. Sands, 1660
Professional Surveyor No. S-8053. 1661

The foregoing legal description may be adjusted by the 1662
Department of Administrative Services to accommodate corrections 1663
necessary to facilitate recordation of the deed. 1664

The real estate shall be transferred as an entire tract 1665
and not in parcels. 1666

(B) The subject real estate shall be conveyed subject to 1667
all easements, covenants, conditions, and restrictions of 1668
record; all legal highways and public rights-of-way; zoning, 1669
building, and other laws, ordinances, restrictions, and 1670
regulations; and real estate taxes and assessments not yet due 1671
and payable and the following reservations and restrictions: 1672

(1) There is hereby reserved to grantor, its successors 1673
and assigns, for the use and benefit of the public, a right of 1674
flight for the passage of aircraft in the airspace above the 1675
surface of the subject real estate. This public right of flight 1676
shall include the right to cause in said airspace any noise 1677
inherent in the operation of any aircraft used for navigation or 1678
flight through the said airspace or landing at, taking off from, 1679
or operation on the Ohio State University Airport. 1680

(2) Grantor reserves unto itself, its successors and 1681
assigns, for the use and benefit of the public, a right of entry 1682
onto the subject real estate to cut, remove or lower any 1683
building, structure, poles, trees, or other object whether 1684
natural or otherwise, of a height in excess of Federal Aviation 1685
Regulation (FAR) Part 77 surfaces relating to the Ohio State 1686
University Airport. This public right shall include the right to 1687
mark or light as obstructions to air navigation, any and all 1688

buildings, structures, poles, trees, or other objects that may 1689
at any time project or extend above said surfaces. 1690

(3) Grantee expressly agrees for itself, its successors 1691
and assigns, to restrict the height of structures, objects of 1692
natural growth, and other requirements set forth in Part 77 of 1693
the Federal Aviation Administration (FAA) Regulations, as 1694
amended, or any similar regulations which may hereinafter be 1695
enacted relating to the Ohio State University Airport. 1696

(4) Grantee expressly agrees for itself, its successors 1697
and assigns, to file a notice consistent with requirements of 1698
FAR Part 77 (FAA Form 7460-1) prior to constructing any 1699
facility, structure, or other item on the subject real estate. 1700

(5) Grantee expressly agrees for itself, its successors 1701
and assigns, to not hereafter use, nor permit, nor suffer use of 1702
the subject real estate in such a manner as to create electrical 1703
interference with radio communication between the installation 1704
upon the Ohio State University Airport and aircraft or as to 1705
make it difficult for fliers to distinguish between airport 1706
lights and others, or as to impair visibility in the vicinity of 1707
the airport, or as otherwise to endanger the landing, taking 1708
off, or maneuvering of aircraft. 1709

(6) Grantee expressly agrees for itself, its successors 1710
and assigns, to not hereafter use, permit, nor suffer use of the 1711
subject real estate in such a manner as to create a potential 1712
for attracting birds and other wildlife which may pose a hazard 1713
to aircraft. 1714

The aforesaid covenants and agreements shall run with the 1715
land, as hereinabove described, for the benefit of Grantor and 1716
its successors and assigns in the ownership and operation of the 1717

Ohio State University Airport. 1718

(C) As consideration for the conveyance of 9.009 acres of 1719
the subject real estate, grantee shall simultaneously convey at 1720
closing to grantor fee simple title by fiduciary deed to three 1721
parcels of land with an aggregate total of 9.009 acres, the 1722
legal descriptions for which are to be agreed upon by grantor 1723
and grantee. 1724

(D) To accommodate the simultaneous transfers of title, 1725
the Auditor of State, with the assistance of the Attorney 1726
General, shall prepare a deed to convey the subject real estate 1727
to grantee. The deed shall be executed by the Governor in the 1728
name of the state, countersigned by the Secretary of State, 1729
sealed with the Great Seal of the State, presented in the Office 1730
of the Auditor of State for recording, and delivered to the 1731
grantee at closing. The grantee shall present the deed for 1732
recording in the office of the Franklin County Recorder. 1733

(E) The grantee shall pay all fees and costs associated 1734
with the exchange and conveyance of the subject real estate 1735
described in division (A) of this section, as well as all costs 1736
associated with the exchange and conveyance of the real estate 1737
described in division (C) of this section, including: surveying 1738
costs; title costs; preparation of metes and bounds property 1739
descriptions; appraisals; environmental studies, assessments, 1740
and remediation; and recordation costs of the deeds. 1741

(F) This section expires three years after its effective 1742
date. 1743

Section 12. (A) The Governor may execute a deed in the 1744
name of the state conveying to the City of Toledo, Lucas County, 1745
Ohio, and to its successors and assigns, all of the state's 1746

right, title, and interest in the following described real 1747
estate: 1748

Being a parcel of land situated in the City of Toledo, 1749
County of Lucas, State of Ohio, lying northerly of a property 1750
owned by an existing railroad, and being a part of the southeast 1751
quarter of the southeast quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of section four 1752
(4), town three (3) of the United States Twelve Miles Square 1753
Reserve at the foot of the Rapids of the Miami of Lake Erie to 1754
wit: 1755

Commencing at a found stone monument, with a capped 1756
(D.G.L. LTD. #6783) iron pin at 0.17 feet south & 0.18 feet 1757
east, marking the southwest corner of the said southeast $\frac{1}{4}$ of 1758
the southeast $\frac{1}{4}$ (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section four (4), thence NORTH 1759
00°-44'-36" EAST on the west line of the said southeast $\frac{1}{4}$ of the 1760
southeast $\frac{1}{4}$ (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section four (4), said west line 1761
also being the centerline of Vacated Faraday Street per City of 1762
Toledo Ord. 1931, a distance of 42.58 feet to a set 5/8" 1763
diameter iron rod with plastic cap (B.D.F.#8524), marking the 1764
intersection of the said west line of the said southeast $\frac{1}{4}$ of 1765
the southeast $\frac{1}{4}$ (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section four (4) with the 1766
centerline of Vacated Hill Avenue per City of Toledo Ord. 6-33, 1767
said point also being the Point of Beginning for this 1768
description; 1769

1. Thence continuing NORTH 00°-44'-36" EAST on said west 1770
line of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of 1771
Section four (4) a distance of 219.98 feet to a set MAG Nail 1772
with a shiner, marking the intersection of said west line of the 1773
said southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section four 1774
(4) with the southerly right-of-way of Hill Avenue as it now 1775
exists; 1776

2. Thence SOUTH 85°-55'-34" EAST on said southerly right- 1777
of-way of Hill Avenue, as it now exists, a distance of 169.07 1778
feet to a set 5/8" diameter iron rod with plastic cap 1779
(B.D.F.#8524), marking the intersection of said southerly right- 1780
of-way of Hill Avenue, as it now exists, with the westerly 1781
right-of-way of Fearing Boulevard, as it now exists; 1782

3. Thence SOUTH 04°-32'-19" EAST on said westerly right- 1783
of-way of Fearing Boulevard, as it now exists, a distance of 1784
128.18 feet to a set 5/8" diameter iron rod with plastic cap 1785
(B.D.F.#8524), marking the intersection of said westerly right- 1786
of-way for Fearing Boulevard, as it now exists, with said 1787
centerline of Vacated Hill Avenue per City of Toledo Ord. 6-33; 1788

4. Thence SOUTH 66°-11'- 07" WEST on said centerline of 1789
Vacated Hill Avenue per City of Toledo Ord. 6-33, a distance of 1790
198.55 feet to the Point of Beginning of this description; 1791

Containing an Area of 30,575.63 Square Feet or 0.702 Acre 1792
of land, more or less, and being subject to all easements, 1793
leases and restrictions of record. All 5/8 inch diameter iron 1794
rods are set with a plastic cap stating "B.D.F.#8524". 1795

The above described area is contained within Lucas County 1796
Auditors Permanent Parcel Number 18-04802 listed as Parcel VI 1797
within Lucas County Deed Volume 1959 on pages 113 & 114 having a 1798
total area of 65,779.29 Square Feet (meas.) or 1.510 (meas.) 1799
Acres of land more or less which has an existing PRO of 1800
35,202.69 (meas.) Square Feet or 0.808 (meas.) Acre, more or 1801
less and having a residue parcel total area of 30,575.63 (meas.) 1802
Square Feet or 0.702 (meas.) Acre of Land. 1803

This legal description has been prepared on August 21st, 1804
2014 by Bradly D. Fish, Registered Surveyor Number 8524 from an 1805

actual field survey and documents of record, recorded within the 1806
City of Toledo Engineering Services Division and the Lucas 1807
County Recorder's Office. Prior legals used are the following 1808
deeds recorded in the Lucas County Recorder's Office: Book 1809
Volume 1959, page 113 (Parcel VI), Book Volume 416, page 38. 1810

Grantor claims title by instrument(s) of record in name 1811
"The University of Toledo", recorded in Lucas County Recorders 1812
Deed Volume 1959 on pages 113 & 114 listed within as Parcel VI. 1813

The bearings for this survey are based on the State Plane 1814
Coordinate System of OHIO NORTH ZONE 3401, NAD 83 (2011). All 1815
bearings are relative thereto for the purpose of indicating 1816
angular measurement. 1817

Prepared August 21, 2014 by Bradly D. Fish, P.S., 1818
Registered Surveyor #8524. 1819

The foregoing legal description may be adjusted by the 1820
Department of Administrative Services to accommodate any 1821
corrections necessary to facilitate recordation of the deed. 1822

The real estate shall be sold as an entire tract and not 1823
in parcels. 1824

(B) (1) The conveyance includes improvements and chattels 1825
situated on the real estate, and is subject to all easements, 1826
covenants, conditions, and restrictions of record; all legal 1827
highways and public rights-of-way; zoning, building, and other 1828
laws, ordinances, restrictions, and regulations; and real estate 1829
taxes and assessments not yet due and payable. The real estate 1830
shall be conveyed in "as-is, where-is, with all faults" 1831
condition. 1832

(2) The deed may contain restrictions, exceptions, 1833
reservations, reversionary interests, and other terms and 1834

conditions the Director of Administrative Services determines to 1835
be in the best interest of the state. 1836

(3) Subsequent to the conveyance, any restrictions, 1837
exceptions, reservations, reversionary interests, or other terms 1838
and conditions contained in the deed may be released by the 1839
state or the University of Toledo without the necessity of 1840
further legislation. 1841

(C) Consideration for conveyance of the subject real 1842
estate is \$34,500.00. 1843

(D) The grantee shall pay all costs associated with the 1844
purchase, closing, and conveyance, including surveys, title 1845
evidence, title insurance, transfer costs and fees, recording 1846
costs and fees, taxes, and any other fees, assessments, and 1847
costs that may be imposed. 1848

(E) The net proceeds of the sale shall be deposited into 1849
the state treasury to the credit of the General Revenue Fund. 1850

(F) Upon notice from the Director of Administrative 1851
Services, the Auditor of State, with the assistance of the 1852
Attorney General, shall prepare a deed to the real estate. The 1853
deed shall state the consideration and shall be executed by the 1854
Governor in the name of the state, countersigned by the 1855
Secretary of State, sealed with the Great Seal of the State, 1856
presented in the Office of the Auditor of State for recording, 1857
and delivered to the grantee. The grantee shall present the deed 1858
for recording in the office of the Lucas County Recorder. 1859

Section 13. (A) The Governor may execute a deed in the 1860
name of the state conveying to the GT Technologies, Inc., a 1861
Delaware corporation, and to its successors and assigns, all of 1862
the state's right, title, and interest in the following 1863

described real estate: 1864

Situated in the State of Ohio, County of Lucas, City of 1865
Toledo, and being part of Lucas County Parcel No. 18-04802 in 1866
the West one-half of the Southeast quarter of Section 4, Town 1867
Three, United States Twelve Mile Square Reservation bounded and 1868
described as follows: 1869

Commencing for the parcel herein described at a brass 1870
plate in a monument box found marking the southwest corner of 1871
the Southeast quarter of said Section 4; 1872

Thence South 89 degrees 55 minutes 28 seconds East along 1873
the South line of the Southeast quarter of said Section 4, a 1874
record distance of 1342.18 feet to an $\frac{3}{4}$ inch iron pin set on the 1875
East line of the West one-half of the Southeast quarter of 1876
Section 4; 1877

Thence North 00 degrees 07 minutes 31 seconds East along 1878
the East line of the West one-half of the Southeast quarter of 1879
said Section 4, passing the existing centerline of right of way 1880
of Hill Avenue at a record distance of 322.56 feet, a record 1881
distance of 363.56 feet to a MAG nail found on the Northerly 1882
existing right of way of Hill Ave., said point being the 1883
southwesterly property corner of the Grantor and the TRUE POINT 1884
OF BEGINNING; 1885

Thence North 89 degrees 55 minutes 28 seconds West along 1886
the Southerly property line of the Grantor, same being the 1887
Northerly existing right of way line of Hill Ave., a distance of 1888
124.79 feet to a mag nail found; 1889

Thence North 00 degrees 17 minutes 20 seconds East along 1890
the said Westerly face of a fence line and its extension 1891
thereof, a distance of 281.69 feet to a point in the center of a 1892

fence post; 1893

Thence South 89 degrees 42 minutes 21 seconds East along 1894
the said Northerly face of a fence line, a distance of 123.99 1895
feet to a point in the center of a fence post at the 1896
intersection with the East line of the West one-half of the 1897
Southeast quarter of Said Section 4; 1898

Thence South 00 degrees 07 minutes 31 seconds West, along 1899
the East line of the West one-half of the Southeast quarter of 1900
said Section 4, same being the Easterly property line of the 1901
Grantor, a distance of 281.21 feet to the TRUE POINT OF 1902
BEGINNING, containing 0.804 acres of land more or less, subject 1903
however to all legal highways and prior easements of record. 1904

This description was prepared and reviewed on October 14, 1905
2014 by DGL Consulting Engineers, LLC, R.J. Lumbrezer, 1906
Professional Surveyor Number 8029. 1907

This description is based on a field survey made in 1908
September of 2003 by DANSARD GROHNKE LONG LIMITED, LLC under the 1909
direction and supervision of Kenneth E. Ducat, Registered 1910
Surveyor No, 6783. 1911

The bearings used in the description are based on an 1912
assumed meridian and are used only for the purpose of describing 1913
angular measurements. 1914

The foregoing legal description may be adjusted by the 1915
Department of Administrative Services to accommodate any 1916
corrections necessary to facilitate recordation of the deed. 1917

The real estate shall be sold as an entire tract and not 1918
in parcels. 1919

(B) (1) The conveyance includes improvements and chattels 1920

situated on the real estate, and is subject to all easements, 1921
covenants, conditions, and restrictions of record; all legal 1922
highways and public rights-of-way; zoning, building, and other 1923
laws, ordinances, restrictions, and regulations; and real estate 1924
taxes and assessments not yet due and payable. The real estate 1925
shall be conveyed in "as-is, where-is, with all faults" 1926
condition. 1927

(2) The deed may contain restrictions, exceptions, 1928
reservations, reversionary interests, and other terms and 1929
conditions the Director of Administrative Services determines to 1930
be in the best interest of the state. 1931

(3) Subsequent to the conveyance, any restrictions, 1932
exceptions, reservations, reversionary interests, or other terms 1933
and conditions contained in the deed may be released by the 1934
state or the University of Toledo without the necessity of 1935
further legislation. 1936

(C) Consideration for conveyance of the subject real 1937
estate is \$42,000.00 under a real estate purchase contract 1938
executed by the grantee and the Director of Administrative 1939
Services. 1940

(D) The grantee shall pay all costs associated with the 1941
purchase, closing, and conveyance, including surveys, title 1942
evidence, title insurance, transfer costs and fees, recording 1943
costs and fees, taxes, and any other fees, assessments, and 1944
costs that may be imposed. 1945

(E) The net proceeds of the sale shall be deposited into 1946
the state treasury to the credit of the General Revenue Fund. 1947

(F) Upon notice from the Director of Administrative 1948
Services, the Auditor of State, with the assistance of the 1949

Attorney General, shall prepare a deed to the subject real 1950
estate. The deed shall state the consideration and shall be 1951
executed by the Governor in the name of the state, countersigned 1952
by the Secretary of State, sealed with the Great Seal of the 1953
State, presented in the Office of the Auditor of State for 1954
recording, and delivered to the grantee. The grantee shall 1955
present the deed for recording in the office of the Lucas County 1956
Recorder. 1957

(G) This section expires three years after its effective 1958
date. 1959

Section 14. (A) The Governor may execute a deed in the 1960
name of the state conveying to a grantee, and to the grantee's 1961
heirs and assigns or successors and assigns, all of the state's 1962
right, title, and interest in the following described real 1963
estate: 1964

Situate in the State of Ohio, County of Athens, City of 1965
Athens, being located in Lease (Farm0 Lot 27 of township 9, 1966
Range 14, Ohio Company Purchase and being part of land conveyed 1967
to Ohio University, by deed of record in Deed Book 229, Page 1968
319, all references being to records in the Recorder's Office, 1969
Athens County, Ohio and being more particularly described as 1970
follows: 1971

Beginning at an iron pin in the easterly right-of-way line 1972
of Home Street (60 feet wide) at the southwesterly corner of a 1973
0.46 acre tract leased to Conrath-Bean D.A.V. House Co., by 1974
lease of record in Lease Record 32, Page 384; 1975

thence, North 89° 22' 19" East, along the southerly line 1976
of said 0.46 acre tract, a distance of 100.00 feet to an iron 1977
pin at the southeasterly corner of said tract; 1978

| | |
|--|------|
| thence, North 03° 00' 40" East, along the easterly line of | 1979 |
| said 0.46 acre tract, a distance of 176.85 feet to an iron pin | 1980 |
| in the southerly limited access right-of-way line of East State | 1981 |
| Street; | 1982 |
| thence, South 70° 58' 28" East, along said southerly | 1983 |
| limited access right-of-way line, 6.39 feet to an iron pin in | 1984 |
| said line; | 1985 |
| thence, South 83° 30' 11" East, continuing along said | 1986 |
| limited access right-of-way line, a distance of 201.56 feet to | 1987 |
| an iron pin at an angle point in said line; | 1988 |
| thence, North 89° 22' 19" East, continuing along said | 1989 |
| limited access right-of-way line, a distance of 200.00 feet to | 1990 |
| an iron pin at the intersection of said line with the westerly | 1991 |
| limited access line of U.S. Route 33; | 1992 |
| thence, South 0° 04' 24" East, along said limited access | 1993 |
| right-of-way line of U.S. Route 33, a distance of 199.66 feet to | 1994 |
| an iron pin; | 1995 |
| thence, South 89° 22' 19" West, crossing the Ohio | 1996 |
| University tract, a distance of 518.51 feet to an iron pin in | 1997 |
| the easterly right-of-way line of Home Street; | 1998 |
| thence, North 03° 00' 40" East, along said easterly right- | 1999 |
| of-way line of Home Street, a distance of 50.41 feet to the | 2000 |
| place of beginning, containing 2.070 acres (90,161 square feet), | 2001 |
| more or less. | 2002 |
| Subject however, to all legal rights-of-way and/or | 2003 |
| easements of record. | 2004 |
| The foregoing description may be adjusted by the | 2005 |
| Department of Administrative Services to accommodate any | 2006 |

corrections necessary to facilitate recordation of the deed. 2007

The real estate shall be sold as an entire tract and not 2008
in parcels. 2009

(B) (1) The conveyance includes improvements and chattels 2010
situated on the real estate, and is subject to all leases, 2011
easements, covenants, conditions, and restrictions of record; 2012
all legal highways and public rights-of-way; zoning, building, 2013
and other laws, ordinances, restrictions, and regulations; and 2014
real estate taxes and assessments not yet due and payable. The 2015
real estate shall be conveyed in an "as-is, where-is, with all 2016
faults" condition. 2017

(2) The deed may contain restrictions, exceptions, 2018
reservations, reversionary interests, and other terms and 2019
conditions the Director of Administrative Services determines to 2020
be in the best interest of the state. 2021

(3) Subsequent to the conveyance, any restrictions, 2022
exceptions, reservations, reversionary interests, or other terms 2023
and conditions contained in the deed may be released by the 2024
state or Ohio University without the necessity of further 2025
legislation. 2026

(C) The Director of Administrative Services shall conduct 2027
a sale of the real estate by sealed bid auction or public 2028
auction, and the real estate shall be sold to the highest bidder 2029
at a price acceptable to the Director and Ohio University. The 2030
Director shall advertise the sealed bid auction or public 2031
auction by publication in a newspaper of general circulation in 2032
Athens County, once a week for three consecutive weeks before 2033
the date on which the sealed bids are to be opened. The Director 2034
shall notify the successful bidder in writing. The Director may 2035

reject any or all bids. 2036

The purchaser shall pay a deposit of ten per cent of the 2037
purchase price to the Director of Administrative Services not 2038
later than five business days after receiving a notice that the 2039
purchaser's bid has been accepted, and shall enter into a real 2040
estate purchase agreement in the form prescribed by the 2041
Department of Administrative Services. The purchaser shall pay 2042
the balance of the purchase price at closing, which shall occur 2043
not later than sixty days after execution of the purchase 2044
agreement. Payment shall be made in cash or by certified check 2045
made payable to the Treasurer of State. A purchaser who does not 2046
satisfy the conditions of the sale as prescribed in this section 2047
or the terms and conditions of the purchase agreement shall 2048
forfeit as liquidated damages the ten per cent deposit paid to 2049
the state. If a purchaser fails to complete the purchase, the 2050
Director may accept the next highest bid, subject to the 2051
foregoing conditions. If the Director rejects all bids, the 2052
Director may repeat the sealed bid auction or public auction, or 2053
may use an alternative sale process that is acceptable to Ohio 2054
University. 2055

Ohio University shall pay advertising and other costs 2056
incident to the sale of the real estate. 2057

(D) The grantee shall pay all costs associated with the 2058
purchase, closing, and conveyance of the subject real property, 2059
including surveys, title evidence, title insurance, transfer 2060
costs and fees, recording costs and fees, taxes, and any other 2061
fees, assessments, and costs that may be imposed. 2062

(E) The net proceeds of the sale of the real estate shall 2063
be paid to Ohio University and deposited into the appropriate 2064
university accounts for the benefit of Ohio University. 2065

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

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

Section 15. (A) The Governor may execute a deed in the name of the state conveying to a grantee, and to the grantee's heirs and assigns or successors and assigns, all of the state's right, title, and interest in the following described real estate:

Situate in the State of Ohio, County of Athens, City of Athens, being located in Lease (Farm0 Lot 27 of township 9, Range 14, Ohio Company Purchase and being part of land conveyed to Ohio University, by deed of record in Deed Book 229, Page 319, all references being to records in the Recorder's Office, Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin in the easterly right-of-way line of Home Street (60 feet wide) at the southwesterly corner of a 0.46 acre tract leased to Conrath-Bean D.A.V. House Co., by lease of record in Lease Record 32, Page 384;

thence, South 03° 00' 40" West, along said easterly right-of-way line of Home Street, a distance of 50.41 feet to an iron

pin in said line and the Point of Beginning of the tract herein 2095
described; 2096

thence, North 89° 22' 19" East, crossing the Ohio 2097
University tract, a distance of 518.51 feet to an iron pin in 2098
the westerly limited access line of U.S. Route 33; 2099

thence, South 0° 04' 24" East, along said limited access 2100
right-of-way line of U.S. Route 33, a distance of 270.01 feet to 2101
an iron pin; 2102

thence, South 89° 22' 19" West, crossing the Ohio 2103
University tract, a distance of 533.07 feet to an iron pin in 2104
the easterly right-of-way line of Home Street; 2105

thence, North 03° 00' 40" East, along said easterly right- 2106
of-way line of Home Street, a distance of 270.55 feet to the 2107
Point of Beginning containing 3.2590 acres (141,962 square 2108
feet), more or less. 2109

Subject however, to all legal rights-of-way and/or 2110
easements of record. 2111

The foregoing description may be adjusted by the 2112
Department of Administrative Services to accommodate any 2113
corrections necessary to facilitate recordation of the deed. 2114

The real estate shall be sold as an entire tract and not 2115
in parcels. 2116

(B) (1) The conveyance includes improvements and chattels 2117
situated on the real estate, and is subject to all leases, 2118
easements, covenants, conditions, and restrictions of record; 2119
all legal highways and public rights-of-way; zoning, building, 2120
and other laws, ordinances, restrictions, and regulations; and 2121
real estate taxes and assessments not yet due and payable. The 2122

real estate shall be conveyed in an "as-is, where-is, with all
faults" condition.

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

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

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

The purchaser shall pay a deposit of ten per cent of the
purchase price to the Director of Administrative Services not
later than five business days after receiving a notice that the
purchaser's bid has been accepted, and shall enter into a real
estate purchase agreement in the form prescribed by the
Department of Administrative Services. The purchaser shall pay
the balance of the purchase price at closing, which shall occur
not later than sixty days after execution of the purchase
agreement. Payment shall be made in cash or by certified check

made payable to the Treasurer of State. A purchaser who does not 2153
satisfy the conditions of the sale as prescribed in this section 2154
or the terms and conditions of the purchase agreement shall 2155
forfeit as liquidated damages the ten per cent deposit paid to 2156
the state. If a purchaser fails to complete the purchase, the 2157
Director may accept the next highest bid, subject to the 2158
foregoing conditions. If the Director rejects all bids, the 2159
Director may repeat the sealed bid auction or public auction, or 2160
may use an alternative sale process that is acceptable to Ohio 2161
University. 2162

Ohio University shall pay advertising and other costs 2163
incident to the sale of the real estate. 2164

(D) The grantee shall pay all costs associated with the 2165
purchase, closing, and conveyance, including surveys, title 2166
evidence, title insurance, transfer costs and fees, recording 2167
costs and fees, taxes, and any other fees, assessments, and 2168
costs that may be imposed. 2169

(E) The net proceeds of the sale shall be paid to Ohio 2170
University and deposited into the appropriate university 2171
accounts for the benefit of Ohio University. 2172

(F) Upon payment of the purchase price, the Auditor of 2173
State, with the assistance of the Attorney General, shall 2174
prepare a deed to the subject real estate. The deed shall state 2175
the consideration and shall be executed by the Governor in the 2176
name of the state, countersigned by the Secretary of State, 2177
sealed with the Great Seal of the State, presented in the Office 2178
of the Auditor of State for recording, and delivered to the 2179
grantee. The grantee shall present the deed for recording in the 2180
office of the Athens County Recorder. 2181

(G) This section expires three years after its effective date. 2182
2183

Section 16. (A) The Director of Administrative Services may execute a water line easement in the name of the state, granting to the City of Piqua, Miami County, Ohio, and its successors and assigns, a perpetual easement in the following described real estate: 2184
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2186
2187
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Situated in section 6, Town 6, Range 6 East, City of Piqua, Miami County, Ohio being Lot 8138 as conveyed to the State of Ohio in D. B. 426, Page 70 of the Miami County Recorder's Office and being more particularly described as follows: 2189
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Commencing at the southeast corner of the above referenced Lot 8138, being the southwest corner of a tract of land conveyed to the Ohio Historical Society; 2194
2195
2196

Thence along a southerly line of Lot 8138, N72°45'13"W a distance of 161.22 feet; 2197
2198

Thence continuing along a southerly line of Lot 8138, N34°47'23"W a distance of 130.92 feet to the True Point of Beginning; 2199
2200
2201

Thence continuing along said southerly line, N34°47'23"W a distance of 46.31 feet; 2202
2203

Thence along lines through said Lot 8138, the following four (4) courses: 2204
2205

1. N75°24'41"E a distance of 28.10 feet; 2206

2. S87°56'01"E a distance of 55.74 feet; 2207

3. S84°09'33"E a distance of 123.94 feet; 2208

4. S85°41'06"E a distance of 27.53 feet to a point in the 2209
east line of said Lot 8138; 2210

Thence along the east line of said lot, S29°19'07"W a 2211
distance of 37.00 feet; 2212

Thence along lines through said Lot 8138, the following 2213
four (4) courses: 2214

1. N84°02'28"W a distance of 99.24 feet; 2215

2. N86°57'26"W a distance of 18.87 feet; 2216

3. N89°29'04"W a distance of 33.93 feet; 2217

4. S78°45'56"W a distance of 38.36 feet to the Point of 2218
Beginning. 2219

The above described parcel containing 7,553 square feet 2220
more or less. 2221

The foregoing description may be adjusted by the 2222
Department of Administrative Services to accommodate any 2223
corrections necessary to facilitate recordation of the easement 2224
document. 2225

(B) The Director of Administrative Services, under 2226
division (A) (8) of section 123.01 of the Revised Code, exercises 2227
general custodial care of all real property of the state and has 2228
determined that the granting of a perpetual easement affecting 2229
an existing water supply line on property near the Johnston Farm 2230
and Indian Reservation to the City of Piqua, would be in the 2231
best interest of the State of Ohio. 2232

(C) The Director of Administrative Services shall prepare 2233
and execute the perpetual water line easement document affecting 2234
the subject real estate. 2235

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|--|------|
| (D) The consideration for granting this easement is | 2236 |
| \$610.00. | 2237 |
| (E) The City of Piqua shall, at its sole expense, present | 2238 |
| the fully executed easement document for recording in the office | 2239 |
| of the Miami County Recorder. | 2240 |
| (F) This section expires three years after its effective | 2241 |
| date. | 2242 |